



Planning Advisory Board/Zoning Commission
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
February 25, 2020
3:00 PM

OPENING MEETING

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

Peter Fontana-Chair
Charles Pankratz-Vice Chair
Dave Bertelsen
Kelly Buschmeyer
Tory Mills
Samantha Shinaberger
Laura Vukasin

3. Recognition of Staff
4. Approval of Meeting Minutes - January 28, 2020

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Public Hearing – Rezone of S85’ Lot 8, Block 180 and Lots 8-14, Block 199 of the First Addition to Great Falls and a non-administrative plat to aggregate Lots 8-14, Block 179 and Lot 1A, Block 199 of the First Addition to Great Falls located in the SE1/4 of Section 1, T20N, R3E, P.M.M., Cascade County, MT.

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
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
JANUARY 28, 2020**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Planning Board Members present:

Peter Fontana, Chair
Charles Pankratz, Vice Chair
Dave Bertelsen
Kelly Buschmeyer
Tory Mills
Laura Vukasin

Planning Board Members absent:

Samantha Shinaberger

Planning Staff Members present:

Craig Raymond, Director Planning and Community Development
Thomas Micuda, Deputy Director, Planning and Community Development
Erin Borland, Planner III
Brad Eatherly, Planner I
Andrew Finch, Sr. Transportation Planner
Lonnie Hill, Planner I
Alaina Mattimiro, Planner I
Jamie Nygard, Sr. Admin Assistant

Other Staff present:

Joseph Cik, Assistant City Attorney

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

MINUTES

Chair Peter Fontana asked if there were any comments or corrections to the minutes of the meeting held on January 14, 2020. Seeing none, Ms. Vukasin moved to approve the minutes. Mr. Bertelsen seconded, and all being in favor, the minutes were approved.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

MOTION: That the Planning Advisory Board/Zoning Commission remove Ordinance 3211 from the table, so that it can be presented and discussed

Made by: Mr. Bertelsen

Second by: Ms. Vukasin

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

Ordinance 3211, “An Ordinance Amending Title 17 of the Official Code of the City of Great Falls (OCCGF): Reserving Chapters 41 through 43; and, replacing Chapter 44 Pertaining to Landscaping” and Ordinance 3212, “An Ordinance Amending Title 17 of the OCCGF: Repealing Appendix B Pertaining to the List of Required Boulevard Areas and Street Medians.”

Erin Borland, Planner III, presented to the board the proposed changes for Chapter 44-Landscaping. At the last meeting there was some public comment about the need to clarify some ambiguous language contained in the proposed ordinance. The board tabled the ordinance and requested that staff go back and do some clarification. She restated that the chapter has been reorganized, single/two family requirements reduced, non-residential boulevard tree requirements reduced, planting rates reduced, multi-family landscaping requirements have been revised, and design flexibility options have been added.

Ms. Borland then went through the proposed changes based on the public comment. First in the applicability section, the existing code states: “All buildings greater than twenty thousand square feet undergoing major exterior renovations, including modification of at least fifty percent of the total building façade area.” The comment was brought up during the public comment section as to the lack of definitions of *modification* and *building façade area*. Ms. Borland stated that because staff does not propose to add new definitions to the proposed code changes, Staff needed to use a definition that is already in place. Therefore, the proposed code solution is: All buildings undergoing a substantial improvement. “Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (1) before the improvement or repair is started; or (2) if the structure has been damaged, and is being restored, before the damage occurred. Ms. Borland said that the 20,000 square feet provision has now been removed.

The next issue addressed by Staff is also in the Applicability section and contained the following provision that would trigger a requirement to add landscaping: “New or reconstructed vehicular use areas, unless the vehicle use area is located within a parking garage or within a building.” The comment was that the term “reconstructed” was not defined. Ms. Borland explained the intent of this provision and noted that Staff decided to define the provision better. The proposed code now states: “New vehicular use areas or vehicular use areas undergoing replacement of a least fifty (50) percent of the pavement area.” This would not apply to parking lot improvements involving overlay, restriping and seal coat.

The next issue addressed under the Applicability section of the code changes contained the provision: “All existing properties may not be altered to cause or increase nonconformity with the provisions of this Chapter. Ms. Borland explained the reason why this provision was proposed in the code change revisions is to assist with code enforcement The new proposed code change in this section recommended by Staff is: “All existing properties may not be altered to cause or increase noncompliance with the provision of the Chapter.”

Next there was a comment under the Landscaping Maintenance part of the code. The original code recommendation from Staff stated: "The owner, tenant, or agent, if any, shall be jointly responsible for the maintenance of all landscaping. The comment was that having tenant or agent in the code would subject these entities to unforeseen enforcement action when the owner is considered the responsible party. Therefore to match other code provisions in other Titles, the proposed code is: "The owner shall be responsible for the maintenance of all landscaping."

Ms. Borland then addressed the various comments made in the Landscaping Specifications section. Staff decided to review the whole section again. She explained the specifications are geared more towards commercial development projects. Staff wants to establish that the installation of landscaping was per the approved plan and that the minimum requirements were installed. Therefore, the proposed code is: "Generally. All plant materials shall be installed pursuant to the minimum requirements as provided by this Chapter. All plant material shall be healthy, vigorous, and free of disease and insects. Plant material shall conform to the specification of the American Association of Nurserymen (AAN) for Grade No.1."

Next Staff looked at the Tree section. Staff clarified this section to pull all the requirements together and then revised the section to state: "Trees. Trees shall meet the following standards: 1. Boulevard trees shall be at least one and one-half (1 ½) inches trunk caliper, measured six (6) inches from the soil line or root flair; and 2. Interior deciduous trees shall be at least one and one (1) inch trunk caliper measured six (6) inches from the soil line or root flare, and interior evergreen trees shall have a minimum planting height of five (5) feet.(Shade trees, ornamental trees, and evergreen trees were removed)."

The next provision dealt with perennials. The comment was made questioning what would happen to homeowners if they decided to plant perennials that were less than the proposed specification of one gallon. The proposed code language in response has been changed to state: "Perennials shall be at least one-gallon container-grown material or of equivalent size if bare root." The last comment that was made was about landscaping in the downtown area. The concern expressed is that landscaping requirements would hinder attempts to development downtown property. In response, Staff added the following provision: "Landscaping in Central business core. All properties located in the C-4 Central business core zoning district are exempt from the above listed requirements except for Subsections (B.) and (C.) of this section. B is the Vehicular use area and C is the Irrigation area."

There was then explanation as to the requirements for irrigation in general based on Mr. Fontana asking Ms. Borland to clarify the provision. Ms. Borland did also state that there was some other public comments that staff wanted to address after the packet was already issued, so she handed out additional pages with two added minor changes. One is for perennials to allow a bare root planting option. The second is for storm water facilities and recognizes that standing water may occasionally be allowed in retention/detention ponds.. The City's Environmental Division staff agrees that this part of the landscape code should be modified as it is addressed in the storm water manual.

Ms. Borland also did go over Ordinance 3212 which is repealing Appendix B. The staff has decided to repeal the list of boulevard trees, as the list is always changing. She did state that Staff included a draft list of boulevard trees in the packet so the Board could see what the list will look like.

PETITIONER'S PRESENTATION

There were no Petitioner's present

PUBLIC QUESTION AND ANSWER SESSION

There were no questions from the public

PUBLIC COMMENT

Katie Hanning, Great Falls Home Builders Association, 327 2nd St S, wanted to thank staff on the revisions and is excited about the reduced requirements. She only had two comments: one being that Xeriscaping should be included in the code and the second being AstroTurf should also be allowed. Both of these items would save on water.

Brett Doney, Great Falls Development Authority, 405 3rd St NW Suite 203, stated that he appreciates the job that the staff did in addressing the concerns that he voiced the last meeting. He also stated that he agrees with the Home Builders Association in regards to the xeriscaping. He did also have some concerns about the point City Staff made about how the provisions in the landscaping chapter being enforced through a complaint driven code enforcement process. If the provisions cannot be enforced any other way, should the provisions be included. Mr. Cik did address the code enforcement question and stated there are several different reasons that it is complaint driven. One being that staff wants the deficiencies to get cured as opposed to addressing it through the courts system. Another is that there is not enough staff to support policing all of Great Falls.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board and Zoning Commission recommend the City Commission approve to adopt Ordinance 3211.

Made by: Mr. Mills
Second: Ms.Vukasin
VOTE: All in favor, the motion carried 6-0

MOTION: That the Planning Advisory Board and Zoning Commission recommend the City Commission approve to adopt Ordinance 3212.

Made by: Mr. Bertelsen
Second: Ms. Buschmeyer
VOTE: All in favor, the motion carried 6-0

COMMUNICATIONS

Next Meeting Agenda – Tuesday, February 11, 2020- May be canceled

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Pete Fontana adjourned the meeting at 3:52 p.m.

CHAIRMAN

SECRETARY



Agenda #: 5
Commission Meeting Date: Feb. 25, 2020

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

Item: Public Hearing – Rezone of S85’ Lot 8, Block 180 and Lots 8-14, Block 199 of the First Addition to Great Falls and a non-administrative plat to aggregate Lots 8-14, Block 179 and Lot 1A, Block 199 of the First Addition to Great Falls located in the SE1/4 of Section 1, T20N, R3E, P.M.M., Cascade County, MT.

Initiated By: C.M. Russell Museum and the Trigg C.M. Russell Foundation, Inc.

Presented By: Erin Borland, Planner III, Planning and Community Development

Action Requested: Recommendation 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:

Board Member moves:

- I. “I move that the Zoning Commission recommend the City Commission (approve/deny) the rezoning request from R-3 Single-family high density and C-1 Neighborhood commercial to PLI Public lands and institutional 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.”

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

And;

- II. “I move that the Planning Advisory Board recommend the City Commission (approve/deny) the amended plat aggregating the various parcels 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.”

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

Background: The C.M. Russell Museum has been a part of Great Falls since the 1930’s when the artist’s log cabin studio and gallery addition opened as the Russell Memorial. Since then the C.M.

Russell Museum complex has grown with the support of the residents of Great Falls. The museum is ready to expand and is requesting several actions in order to make this possible.

The applicants, the C.M. Russell Museum and the Trigg C.M. Russell Foundation, Inc., are currently going through a master planning process to look at several conceptual ideas for expansion. They have acquired the properties to the north of 5th Avenue N, just adjacent to the museum. They have demolished the existing houses and have come forward with a request to rezone these properties to match the existing zoning of the museum. In conjunction with the rezone, the applicants are requesting that the City approve aggregation of the properties as well as vacate 5th Avenue North between 12th and 13th Streets in order to incorporate this area into the expansion. The vacation of right-of-way is a decision made only by the City Commission and will be evaluated when the project goes before the Commission. This will create a single development parcel and aid in the future building expansion. Finally, in the near future, the applicants will seek to re-route several utilities in order to prepare for future expansion.

Zoning Map Amendment Request:

The table below identifies the addresses of the lots requested to be rezoned as well as their existing zoning designations:

Property Address	Current Zoning
1125 5th Avenue North	R-3
509 12th Street North	R-3
1201 5th Avenue North	R-3
1209 5th Avenue North	R-3
1215 5th Avenue North	R-3
1217 5th Avenue North	R-3
1221 5th Avenue North	R-3
1227 5th Avenue North	C-1

These properties can be seen on the attachments included in the agenda report.

In order for these properties to be utilized for the future museum expansion, the applicant is requesting a rezone from the R-3 Single-family high density and C-1 Neighborhood commercial to PLI Public lands and institutional to match the current zoning of the museum. The PLI zoning district would allow for the expansion as well as the proposed use of a preparatory studio for the museum at the property addressed as 1125 5th Avenue North.

Staff has evaluated the potential impacts of the rezone by comparing the uses allowed in the PLI zoning district versus the R-3 and C-1 zoning districts. A comparison chart showing the allowed uses in these districts has been included as an attachment to the agenda report. Even though there are several uses listed as permitted or conditional in the PLI zoning district that would need to be evaluated for impacts to the neighborhood, the proposal that has been brought forth from the applicant to expand the museum, create parking and greenspace, and establish a preparatory studio is clearly compatible with the neighborhood.

The basis for decision on zoning map amendments, i.e. rezoning or zone changes, is listed in The Official Code of the City of Great Falls (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 – Zoning Map Amendment.

Non-Administrative Plat:

The applicant proposes to aggregate eight parcels as well as the vacated right-of-way, if approved by the City Commission, into a single parcel to facilitate future development. The draft amended plat showing the aggregation has been attached for review. The draft amended plat vacates the right-of-way of 5th Avenue North and then aggregates all of the affected parcels including the existing museum property. The draft plat requires Planning Advisory Board and City Commission review due to Montana Code Annotated (MCA) 76-3-207 (2) which states:

"within a platted subdivision filed with the county clerk and recorder, a division, redesign, or rearrangement of lots that results in an increase in the number of lots or that redesigns or rearranges six or more lots must be reviewed and approved by the governing body before an amended plat may be filed with the county clerk and recorder."

Staff has prepared Findings of Fact based on the criteria for a subdivision. Additionally, pursuant to the OCCGF, Staff has reviewed the plat for compliance with the survey requirements of this Title and State law, provisions of easements for the location and installation of any planned utilities, and review of physical and legal access to the parcels. 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 – Subdivision.

Neighborhood Council Input: The subject properties are located in Neighborhood Council #8. The applicant has contacted the Council informally about the proposal and will formally present to the Council at their February 20th meeting.

Concurrences: Staff has coordinated its review of the rezoning request and parcel aggregation with the Public Works Department. If the City Commission approves the vacation of 5th Avenue North, the Public Works Department will further review the proposal for the relocation of utilities as well as dedication of any necessary easements.

Fiscal Impact: Public infrastructure is existing surrounding the various parcels. At the time of development, the cost of relocating utilities and any on site improvements including stormwater management will be borne by the applicant.

Staff Recommendation: Staff recommends approval of the Zoning Map Amendment and Non-Administrative Plat of the subject properties with the following conditions:

Conditions of Approval:

1. General Code Compliance. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

2. Amended Plat. Provide a revised Amended Plat of the subject properties, showing the proposed vacation and aggregation, containing all easements required by the City of Great Falls. The revised Plat shall incorporate corrections of any errors or omissions noted by Staff. Also a deed will be required to ensure that all the properties are under one ownership in order to aggregate the parcels.

3. Land Use & Zoning. The development standards and land uses for the subject properties shall be consistent with the OCCGF.

4. Subsequent modifications and additions. If after establishment of the zoning, 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. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

Alternatives:

The Planning Advisory Board/Zoning Commission could recommend denial of the rezone and amended plat request to the City Commission. For this action, the Planning Advisory Board/Zoning Commission must provide separate Findings of Fact/Basis of Decision to support an alternative decision.

Attachments/Exhibits:

- Narrative from Applicants
- Zoning Map
- Exhibit of Properties Requested for Rezone
- Zoning District Comparison Chart
- Findings of Fact/Basis of Decision – Zoning Map Amendment
- Aerial Showing Parcels to be Aggregated
- Draft Amended Plat
- Findings of Fact/Basis of Decision – Subdivision
- Preliminary Expansion Exhibits



MEMORANDUM

DATE: December 3rd, 2019
FROM: Thomas Figarelle, Executive Director
TO: Greg Doyon, City Manager - City of Great Falls
RE: Campus Expansion – Requested Actions to Support Campus Expansion

This memorandum requests the following actions from the City of Great Falls that will support a northward expansion of the C.M. Russell Museum campus, across 5th Avenue North.

- 1) Vacation of 5th Avenue North between 12th and 13th Streets and incorporation of this area into the Museum's campus.
- 2) Rezoning of all museum owned properties on the north side of 5th Avenue North to Public Lands and Institutions (PLI). See Annex B for details.
 - a. 1125 5th Avenue North
 - b. 509 12th Street North
 - c. 1201 5th Avenue North
 - d. 1209 5th Avenue North
 - e. 1215 5th Avenue North
 - f. 1217 5th Avenue North
 - g. 1221 5th Avenue North
 - h. 1227 5th Avenue North
- 3) Approval to re-route major utilities that are currently next to the Museum's north end, thereby setting the conditions for future facility expansions. This will be done at the Museum's expense.
- 4) Aggregation of all properties, listed above, into a single lot with 400 13th Street North. This will leave the Museum with two lots – those described above and another lot that features the Russell Home and Studio, located on 4th Avenue North.

MUSEUM EXPANSION CONCEPTS

The following concepts are presented as realistic visions of campus expansion, as informed through discussions with key Museum stakeholders, a master plan from 2007, a facility risk assessment from 2017, and a campus design analysis conducted in 2018. They are provided with the intent of initiating discussions with city officials in order to pursue the four requests outlined above.

The concepts below are subject to modification as the Museum develops a comprehensive campus master plan, a process that is presently underway. This effort will continue until June 2020, at which time the Board of Directors will conduct a formal review and approval of the plan.

INTERIM CONCEPT

The Museum is presently awaiting the approval of all necessary permits to initiate the removal of the structures on the Northside of 5th Avenue North. Please see Annex A, letters B thru F. This demolition will leave all mature trees and will provide for a graded surface whereby the Museum will apply sod in order to create a pleasing and usable space for an interim expansion step, prior to implementing any further near-term or long-term expansion concept. Please see Annex C for an illustration.

NEAR-TERM CONCEPT

Over the next five years, a near-term concept will transform the lots north of the current campus, into increased green-space and additional museum parking. The green-space is eligible for use as an



outdoor interpretation area or for various events. The possible addition of 5th Avenue North to the Museum's campus will optimize this concept and allow the Museum to reorient entry approaches into parking lots and the main building in a manner that enhances the arrival experience. The relocation of utilities is also a feature of this concept, in order to prepare for future facility expansion that would require such a move. Based off an initial analysis, the Museum has sufficient funding commitments to facilitate this work. See Annex D for an illustration.

PREPARATOR STUDIO

Within a near-term expansion, it is vital that the Museum establish a studio for the Museum's Preparator Department, the staff who design exhibitions. The current Museum facility does not provide for this space. This proposed studio will include a work shop, space for climate controlled non-fine art storage, and a studio eligible for work by the preparator staff and even a possible artists-in-residence. The Museum owns a portion of the lot on the northwest corner of 12th Street and 5th Avenue North. An initial analysis highlights that this space is sufficient to host a structure that can accommodate this need. Since this lot is not contiguous with the other properties across 12th Street, this is the best use of this currently vacant property. A facility that features a residential-like design, and which is complementary to the neighborhood motif, is preferred. Currently, committed funds for the near-term expansion concept might be used for this purpose, subject to overall costs with the entire project. See the location of this proposed studio on Annex A.

LONG-TERM EXPANSION CONCEPT

A long-term concept is subject to additional funding, whereby the Museum may construct a special event/multi-purpose space to host the annual Russell Exhibition and Sale on campus. Approximately 16,000 square feet is needed to accommodate this event. The illustration in Annex E shows an expansion concept that will accommodate this required space.

The development of a new facility entry is also highlighted as a way to enhance the arrival experience as visitors enter the Museum. Art is intended to inspire the public; therefore, an entry that sets the conditions for this experience is vital to overall visitor engagement. This concept is also subject to further consideration in the master plan; however, it has been highlighted as a long-term need for optimal campus development.

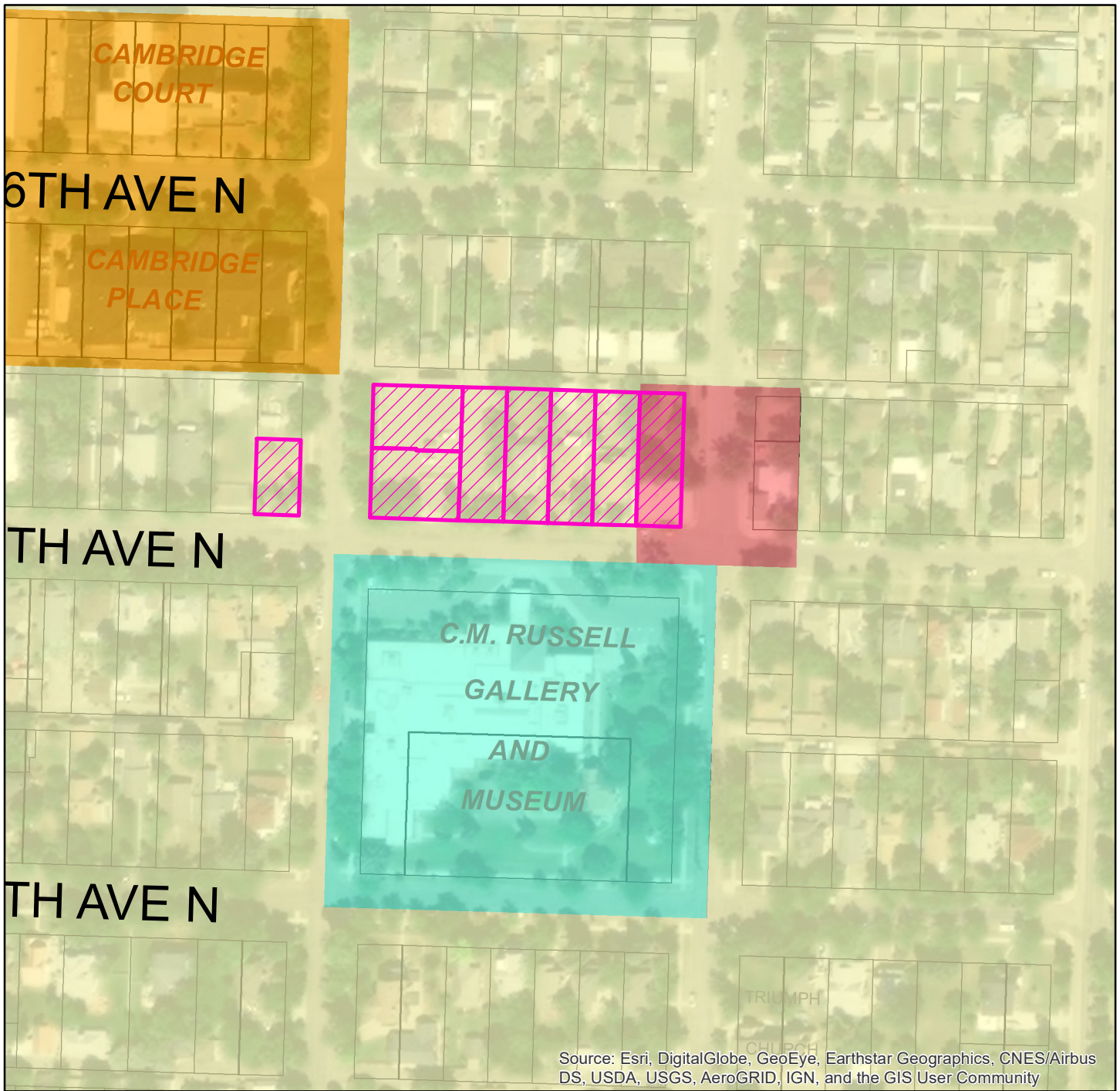
Major funding is necessary to achieve this long-term vision; however, the Museum is presently in a quiet phase of a major fundraising campaign and this concept will be featured to major donors, whose generosity can make it possible. Before these conversations with donors can proceed two actions are necessary: 1) A commitment from the City of Great Falls to vacate 5th Avenue North between 12th and 13th Streets; 2) The approval of a comprehensive campus master plan.

CONCLUSION

The C.M. Russell Museum is postured for continued development and achievement as a premiere cultural center within the American West. A reimagined and expanded campus will ensure that an exceptional facility provides further opportunities for the Museum to reach its full potential. The commitment of the City of Great Falls to support the requests articulated here will empower the Museum to achieve this and to further serve as a source of pride and cultural engagement for the city, the state of Montana and the American West.


We welcome any and all questions related to this request. Please contact me at (406) 727-8787 or at tfigarelle@cmrussell.org. Thank you.

ZONING MAP

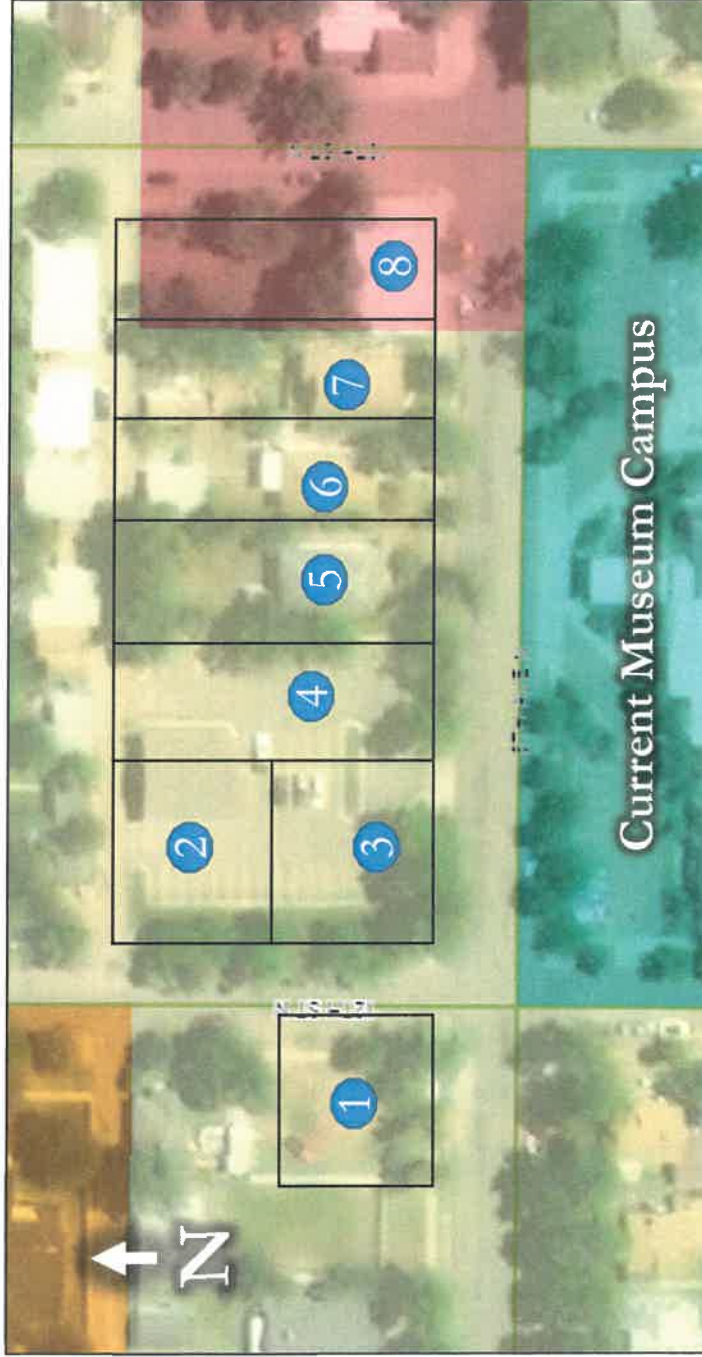


-  Subject Properties to be Rezoned
-  R-3 Single-family High Density
-  R-6 Multi-family High Density
-  C-1 Neighborhood Commercial
-  PLI Public Lands and Institutional
-  Tracts of Land
-  LotLines

180 90 0 180 Feet




C.M. Russell Museum: Requested Rezoning



Properties	Current	Requested
1) 1125 5 th Avenue North	R-3	PLI
2) 509 12 th Street North	R-3	PLI
3) 1201 5 th Avenue North	R-3	PLI
4) 1209 5 th Avenue North	R-3	PLI
5) 1215 5 th Avenue North	R-3	PLI
6) 1217 5 th Avenue North	R-3	PLI
7) 1221 5 th Avenue North	R-3	PLI
8) 1227 5 th Avenue North	C-1	PLI

C-1, Neighborhood Commercial

PLI, Public Lands and Institutions

R-3, Single-Family High Density

R-6, Multi-Family High Density

C.M. Russell Museum: Requested Rezoning



Property	Legal Description	Dimensions	Area (sq/ft)	Acres	Subdivision	County
1	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 180, Lot 008	50w x 85d	4,250	0.09756657	GREAT FALLS FIRST ADDITION	Cascade
2	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 014	100w x 75d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
3	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 013	100w x 75d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
4	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 012	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
5	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 011	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
6	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 010	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
7	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 009	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
8	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 008	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
TOTAL				56,750	1.30280067	

Land Use	R-3	PLI	C-1	PLI
Residential Uses				
Residence, single family detached	P		P	
Residence, zero lot line	P			
Residence, two-family	C		P	
Residence, multifamily			P	
Residence, townhouse	C			
Residence, manufactured/factory-built	P		P	
Retirement home	C		P	
Special Care Facilities				
Community residential facility, type I	P			
Community residential facility, type II	C			
Day care center	C	P	P	P
Emergency shelter		C	C	C
Family day care home	P		P	
Group day care home	P		P	
Nursing home	C	P	P	P
Overnight Accommodations				
Hotel/motel			P	
Food and Beverage Sales				
Restaurant			P	
Tavern			P	
General Sales				
Convenience sales			P	
General sales			P	
Off-site liquor sales			P	
Secondhand sales			P	
Shopping center			C	
General Services				
Administrative services		C	P	C
Financial services			P	
Funeral home			P	
General services			P	
Professional services			P	
Veterinary clinic, small animal			C	
Rental and General Repair				
General repair			P	
Vehicle Trade and Service				
Vehicle fuel sales			C	
Vehicle services			C	
General Storage				
Climate controlled indoor storage		P	P	P
Indoor Recreation/Sports/Entertainment				
Indoor entertainment		C		C
Indoor sports and recreation		C		C
Outdoor Recreation/Sport/Entertainment				

Golf course/driving range	C	C	P	C
Outdoor entertainment		C		C
Park	P	P	P	P
Recreational Trail	P	P	P	P
Community Services/Uses				
Administrative governmental center		P	P	P
Animal Shelter		C		C
Cemetery	C	P		P
Civic use facility	C	P		P
Community center	C	P	C	P
Community cultural facility	C	P	P	P
Community garden	P	P	C	P
Public safety facility	C	P	C	P
Worship facility	C		P	
Health Care				
Health care clinic		P	P	P
Health care facility		P		P
Health care sales and services		P	P	P
Education				
Commercial education facility			P	P
Educational facility (k-12)	C	P	C	P
Educational facility (higher education)		P	C	P
Instructional facility			P	
Telecommunications				
Amateur radio station	P			
Telecommunication facility				
Concealed facility	C	P	P	P
Unconcealed facility		C	C	C
Co-located facility		C	P	C
Utilities				
Utility installation	C	C	C	C
Transportation				
Bus transit terminal		C		C
Heli-pad		C		C
Parking lot, principal use		P	P	P
Parking structure		P		P
Industrial/Manufacturing				
Artisan shop			P	

FINDINGS OF FACT – ZONING MAP AMENDMENT

S85' Lot 8, Block 180 and Lots 8-14, Block 199 of the First Addition to Great Falls located in the SE1/4 of Section 1, T20N, R3E, P.M.M., Cascade County, MT.

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 zoning map amendment is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. The proposal to amend the zoning of the proposed properties from R-3 Single-family high density and C-1 Neighborhood commercial to PLI Public lands and institutional will aid in the future expansion of the CM Russell Museum. This future expansion is strongly supported by the Social portions of the Growth Policy, specifically the goal to support diverse and affordable recreation, educational, and cultural opportunities in the community. The Growth Policy recognizes that the City has vital cultural assets including the museum, and as a result, the document contains policy guidance to support the growth and development of these institutions. The proposed zoning map amendment is consistent with several of these policies including:

Social – Community Facilities

Soc1.3 Develop and maintain the City's community facilities and cultural resources.

Soc1.3.2 Utilize the following criteria as a basis for reviewing the location of new or expanded facilities:

- a. Proximity to major transportation routes, essential
- b. Land use compatibility and consistency with the Growth Policy
- c. Potential impacts to environmental, historical, and cultural resources
- d. Public costs and benefits of the project, including operation and maintenance
- e. Current capacity and location of equivalent facilities
- f. The existence of reasonable alternatives to the proposed facility within the community
- g. Other public interest criteria as determined to be relevant to the specific proposed facility

The proposed zoning map amendment will enable these policies to be addressed and further the implementation of the Growth Policy. By utilizing the criteria of the policy above the City can aid in the master planning of the expansion with this map amendment.

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

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood

Plans for any of the Councils within the City. The subject properties are located in Neighborhood Council #8. The applicant has contacted the Council informally about the proposal and will formally present to the Council at their February 20th meeting. Notice of the proposed zoning map amendment was also sent to adjoining property owners pursuant to the noticing requirements of the OCCGF.

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. Since the future development is at a conceptual stage, review of the consistency with other planning documents is not applicable at this time.

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 and will be consistent with the adjacent existing zoning of the museum. Due to the proposal of vacating the right-of-way of 5th Ave N and aggregation of the parcels, the proposed zoning map amendment is internally consistent and will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values in the neighborhood.

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 these properties. The future expansion will require the relocation of public infrastructure which will be reviewed by the Public Works Department at the time the proposal is brought forward.

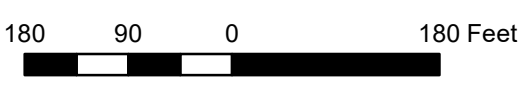
6. The City has or will have the financial and staffing capability to administer and enforce the amendment.

The City has the financial and staffing capability to enforce the amendment if it is approved. The zoning map amendment will affect several properties, all owned by the applicant and the property will be developed in a manner consistent with the zoning for the museum.

ZONING MAP



-  Parcels to be Aggregated
-  Museum Parcel
-  Proposed Vacation of 5th Ave N
-  Tracts of Land
-  LotLines



FINDINGS OF FACT/BASIS OF DECISION – MONTANA SUBDIVISION AND PLATTING ACT

Amended Plat of Lots 8-14 of Block 179 and Lot 1A of Block 199 of the First Addition to Great Falls located in the SE1/4 of Section 1, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana

(PREPARED IN RESPONSE TO 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities: The owners of the subject properties have proposed to aggregate eight lots and, if approved, vacated right-of-way located in the subdivision. The existing lots consisted of residential structures and one commercial building, which have been demolished in an area that is predominantly built out. Thus, the proposal will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: The existing lots are surrounded by existing utilities and several of the lots are utilizing existing service lines. All of the properties are currently receiving law enforcement and fire protection service from the City of Great Falls. Providing these services to the subject properties is expected to be a manageable cost to the City.

Effect on the Natural Environment: There is no development proposal currently for the properties, therefore the aggregation it is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. When a proposal is brought forward for the museum expansion, it will be reviewed by the Public Works Department.

Effect on Wildlife and Wildlife Habitat: The proposed lots to be aggregated are surrounded by existing residential properties to the north, east, and west, and the existing museum to the south. This is not in an area of significant wildlife habitat beyond occasional migrating fowl.

Effect on Public Health and Safety: Based on available information, the proposed lots to be aggregated are not subject to abnormal natural hazards nor potential man-made hazards. Any proposed development of the properties will not have a negative effect on Public Health and Safety. As noted above, the proposed site already receives City public safety services.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

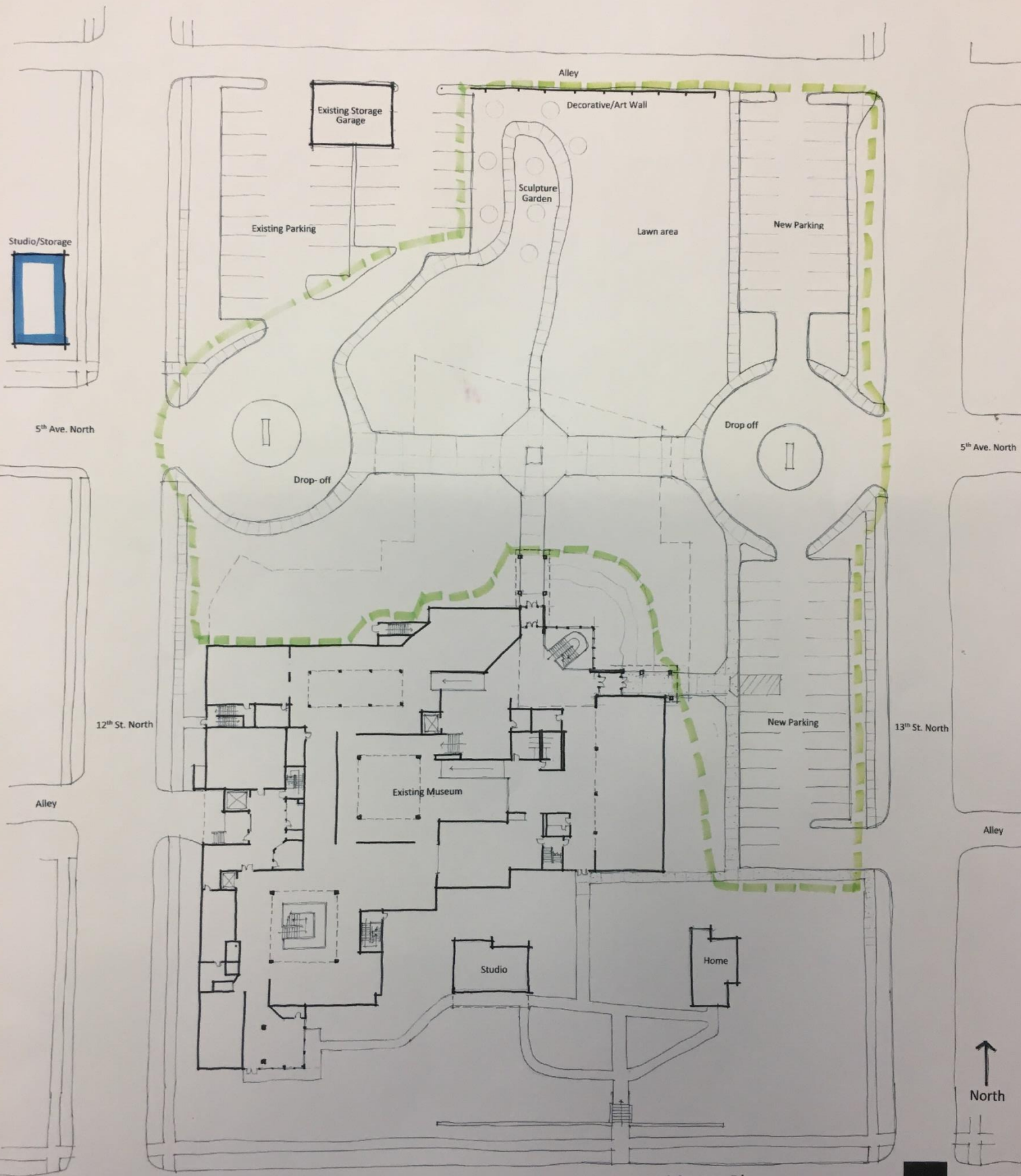
The lots in the proposed aggregation meet the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains and private utilities to serve the lots.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the site is available from various streets and avenues. Access may change based on the future expansion. These are all existing roads that are currently in City limits and are maintained by the City of Great Falls.



C.M. Russell Museum

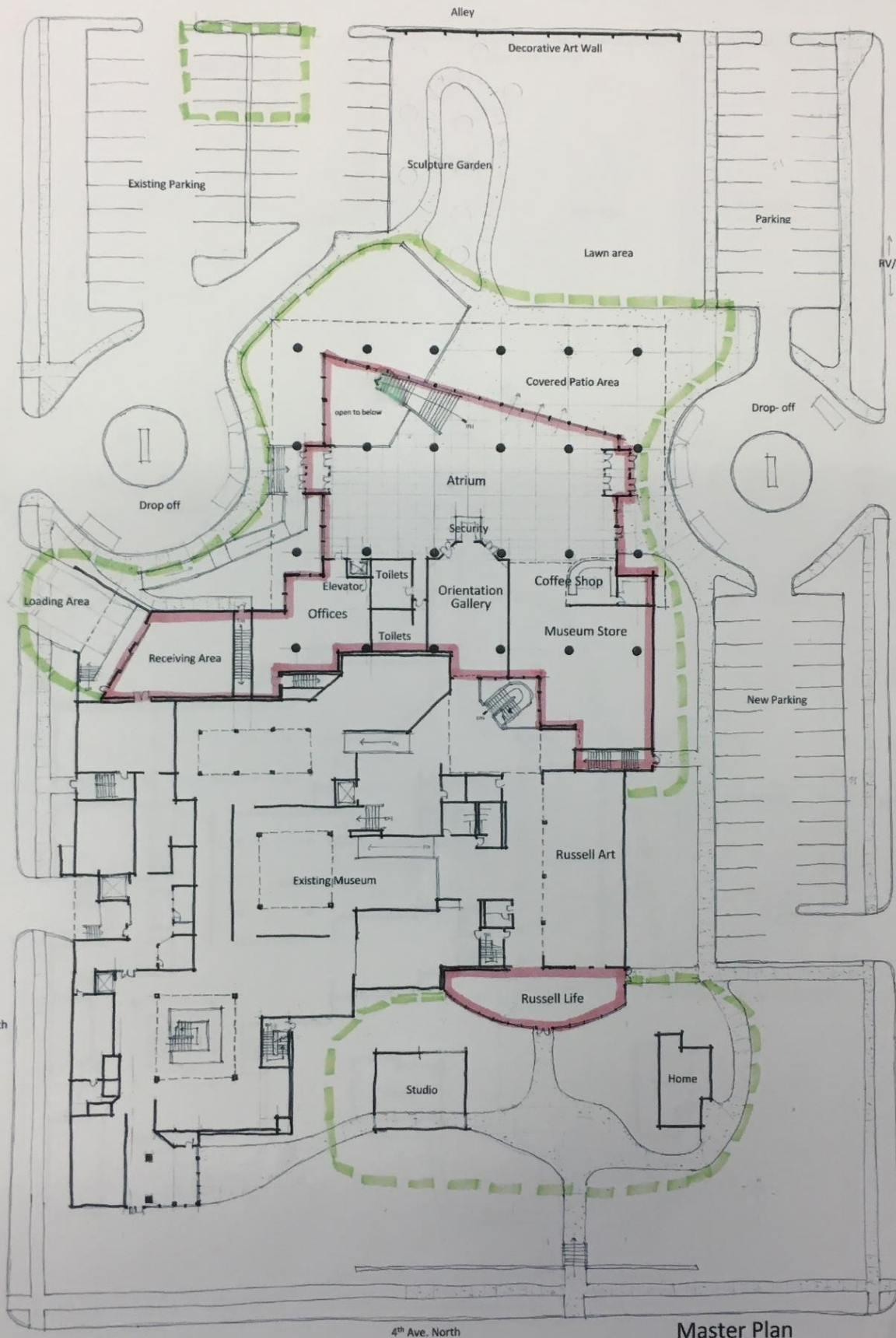
Site Plan/Main Level

Master Plan
Phase One

1/16"=1'-0"

1-01-00





C.M. Russell Museum

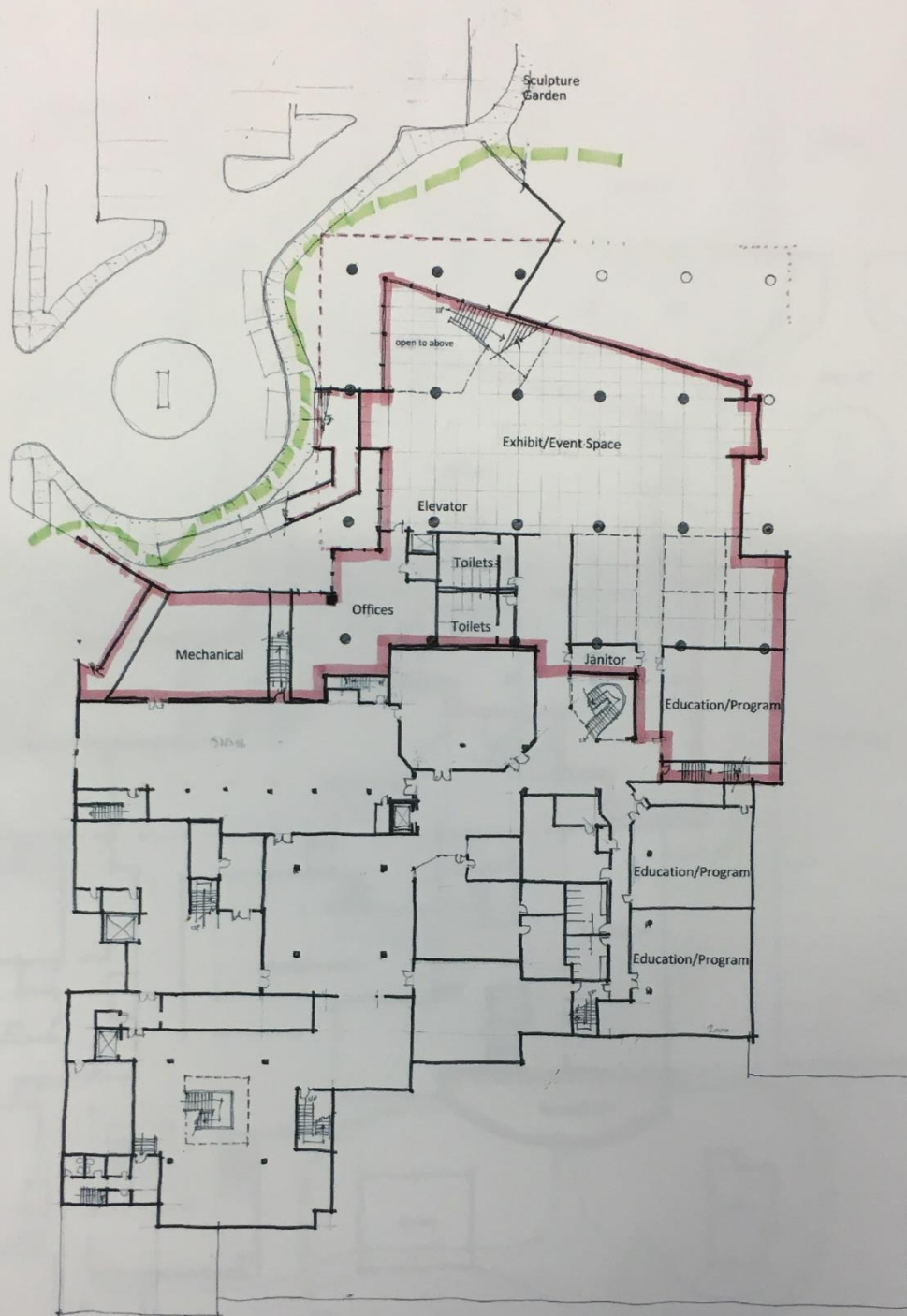
Site Plan/Main Level

**Master Plan
Phase Two**

1/16" = 1'-0"

12-24-20



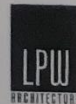


C.M. Russell Museum

Lower Level

1/16"=1'-0"

Master Plan



AMENDED PLAT OF
**GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST
 ADDITION, BLOCK 179, LOTS 8-14 AND BLOCK 199, LOT 1A**

OWNERS OF RECORD:
 TRIGG CM RUSSELL
 FOUNDATION, INC.
 AND
 C M RUSSELL MUSEUM

TOTAL AGGREGATED AREA:
 4.44 ACRES (GROSS & NET)

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AGGREGATION OF LOTS AND TO DEPICT THE ABANDONMENT OF A PORTION OF FIFTH AVENUE NORTH.

PERIMETER DESCRIPTION

LOTS 8, 9, 10, 11, 12, 13, & 14 OF BLOCK 179, LOT 1A OF BLOCK 199 AND A PORTION OF FIFTH AVENUE NORTH ADJACENT TO BLOCKS 179 AND 199 OF THE PLAT OF GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, A SUBDIVISION LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWN 20 NORTH, RANGE 3 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA.

CERTIFICATE OF OWNERS

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO AGGREGATE LOTS WITH COMMON BOUNDARIES AND THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(F) MCA, TO WIT: "AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS."

ARM 24.183.1104(1)(F)(III)(C), TO WIT: "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE [CERTIFICATE OF SURVEY OR AMENDED PLAT ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

TRIGG CM RUSSELL FOUNDATION, INC

STATE OF MONTANA)
)
 :SS
 COUNTY OF CASCADE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2020.

BY _____
 AUTHORIZED AGENT, TRIGG CM RUSSELL FOUNDATION, INC

 NOTARY PUBLIC, STATE OF MONTANA

CM RUSSELL MUSEUM

STATE OF MONTANA)
)
 :SS
 COUNTY OF CASCADE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2020.

BY _____
 AUTHORIZED AGENT, CM RUSSELL MUSEUM

 NOTARY PUBLIC, STATE OF MONTANA

CERTIFICATE OF GREAT FALLS PLANNING BOARD

WE, THE UNDERSIGNED, PETER FONTANA, PRESIDENT OF THE SAID GREAT FALLS PLANNING BOARD, GREAT FALLS, CASCADE COUNTY, MONTANA, AND CRAIG RAYMOND, SECRETARY OF SAID GREAT FALLS PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING AMENDED PLAT OF GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, HAS BEEN SUBMITTED TO THE SAID GREAT FALLS PLANNING BOARD FOR EXAMINATION BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2020.

 PETER FONTANA, PRESIDENT, GREAT FALLS PLANNING BOARD

 CRAIG RAYMOND, SECRETARY, GREAT FALLS PLANNING BOARD

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, JIM REARDEN, PUBLIC WORKS DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING AMENDED PLAT OF GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, AND THE SURVEY THAT IT REPRESENTS, AND I FIND THE SAME CONFORMS TO THE REGULATIONS GOVERNING THE PLATTING OF LAND AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT AND I DO HEREBY APPROVE THE SAME.

 JIM REARDEN, PUBLIC WORKS DIRECTOR, CITY OF GREAT FALLS, MONTANA _____
 DATE

CERTIFICATE OF CITY COMMISSION

I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, WAS DULY EXAMINED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020.

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

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.

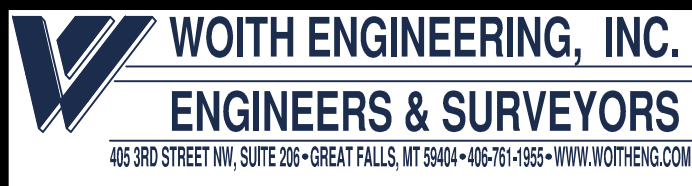
 DIANE HEIKKILA, CASCADE COUNTY TREASURER _____
 DATE

CERTIFICATE OF SURVEYOR

I, MICHAEL SHAYLOR, PROFESSIONAL LAND SURVEYOR, MONTANA REG. NO. 19110 LS, HEREBY CERTIFY THAT THIS SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2020.

 MICHAEL SHAYLOR, PLS
 MONTANA REGISTRATION NO. 19110

DRAFT

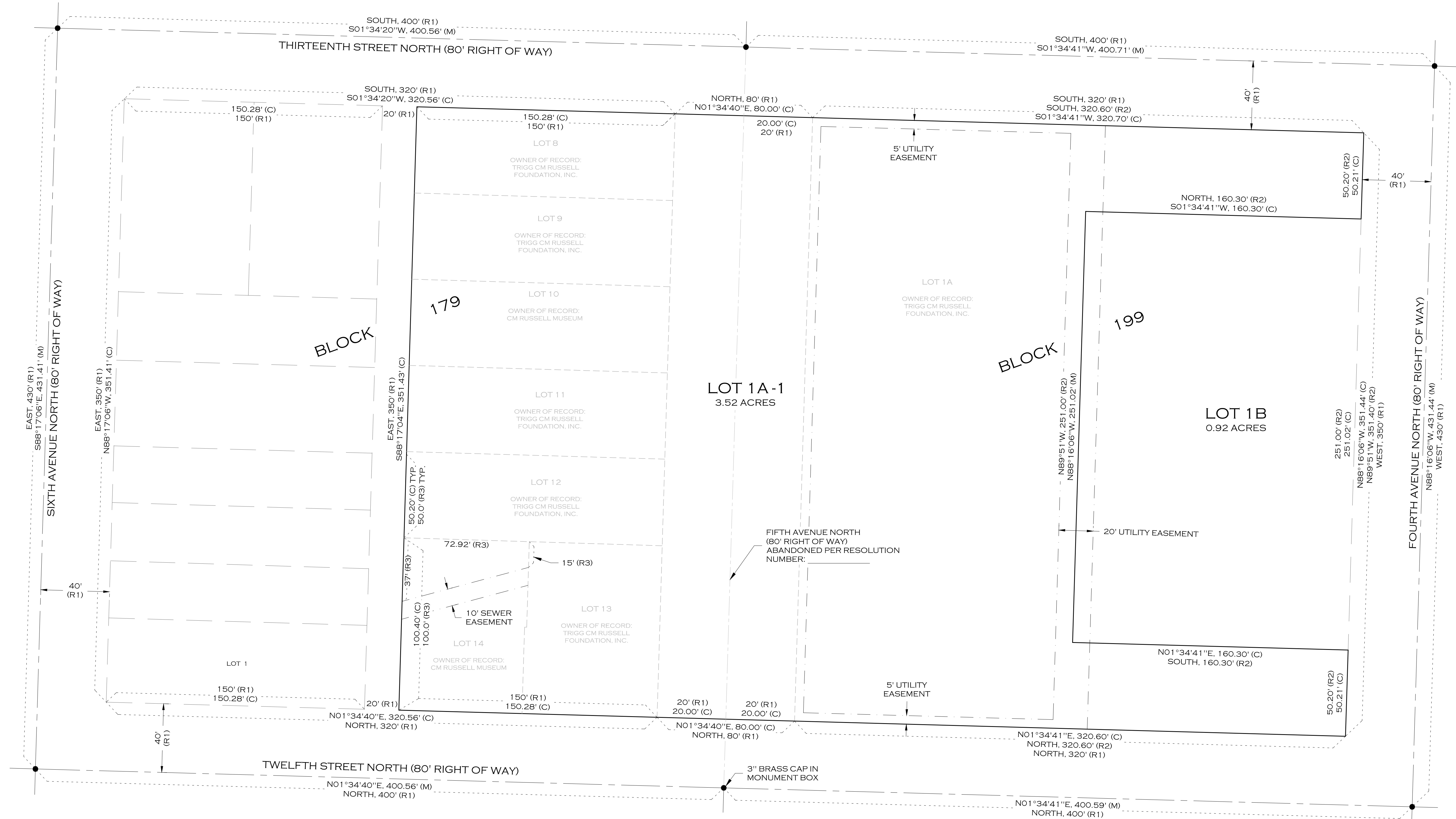
 <p>WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS <small>406 3RD STREET NW, SUITE 206 - GREAT FALLS, MT 59404-0676-1-888-777-1100 WWW.WOITHENG.COM</small></p>	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 2003 DATE: FEBRUARY 20, 2020 FILENAME: AMENDED PLAT.DWG SHEET 1 OF 2
	<input type="checkbox"/>	1	20N	3E	

AMENDED PLAT OF GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, BLOCK 179, LOTS 8-14 AND BLOCK 199, LOT 1A

OWNERS OF RECORD:
TRIGG CM RUSSELL
FOUNDATION, INC.
AND
C M RUSSELL MUSEUM

TOTAL AGGREGATED AREA:
4.44 ACRES (GROSS & NET)

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

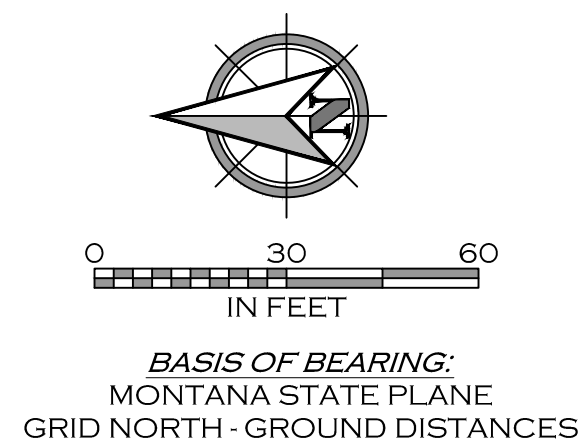


LEGEND

- EXTERIOR PARCEL BOUNDARY
- - - ADJOINING PARCEL BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING CENTERLINE
- - - ABANDONED CENTERLINE
- - - ABANDONED PARCEL BOUNDARY
- FOUND MONUMENT AS DESCRIBED
- SET MONUMENT MARKED "WEI SHAYLOR 1911OLS"
- ◇ CALCULATED POINT - NOTHING FOUND OR SET
- (M) MEASURED
- (C) CALCULATED
- (R1) RECORD OR ADDITIVE RECORD - FIRST ADDITION TO GREAT FALLS (1888)
- (R2) RECORD OR ADDITIVE RECORD - AMENDED PLAT OF BLOCK 199 (1983)
- (R3) RECORD OR ADDITIVE RECORD - REPLAT OF LOTS 13 AND 14, BLOCK 179 (1976)

SURVEYOR'S NOTES

1. BLOCK 179, LOTS 8, 9, 10, 11, 12, 13, & 14 AND BLOCK 199, LOT 1A AGGREGATED THIS SURVEY.
2. IT IS NOT THE INTENT OF THIS SURVEY TO IDENTIFY ALL EASEMENTS OF RECORD.



DRAFT

	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 2003 DATE: FEBRUARY 20, 2020 FILENAME: AMENDED PLAT.DWG SHEET 2 OF 2
	1	20N	3E		
466 3RD STREET NW, SUITE 208 - GREAT FALLS, MT 59404-0678-1888 - WWW.WOTHENG.COM COPYRIGHT © WOTH ENGINEERING, INC. 2020					