



**Planning Advisory Board/Zoning Commission  
February 28, 2023 Agenda  
2 Park Drive South, Great Falls, MT  
Commission Chambers, Civic Center  
3:00 PM**

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

- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
  - Attend in person. Please refrain from attending in person if you are not feeling well.
  - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, February 28, 2023 to: [jnygard@greatfallsmt.net](mailto:jnygard@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

**OPENING MEETING**

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

**Dave Bertelsen - Chair**

**Tory Mills - Vice Chair**

**Julie Essex**

**Lindsey Gray**

**Pat Green**

**Samantha Kaupish**

3. Staff Recognition
4. Approval of Meeting Minutes - January 24, 2023

**BOARD ACTIONS REQUIRING PUBLIC HEARING**

5. Subsequent Minor Subdivision of the property addressed as 1329 Dixie Lane and legally described as Lot 8A of Amended Plat of Lots 8 and 9, Block 1, South Park Addition Phase II, Section 22, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana.

6. Public Hearing - Subsequent minor subdivision for the property addressed as 17 3rd St NW and legally described as 4A of Amended Plat No. P-2011-39, Section 2 & Section 11, T20N, R3E, P.M.M., Great Falls, Cascade County, Montana.

**BOARD ACTIONS NOT REQUIRING PUBLIC HEARING**

7. Board recommendation on applications received for opening on Planning Advisory Board/Zoning Commission - Bruner, Goodover, Schneiderhan, Taggart

**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**  
**January 24, 2023**

**CALL TO ORDER**

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Vice Chair Tory Mills at 3:05 p.m. in the Commission Chambers at the Civic Center

**ROLL CALL & ATTENDANCE**

**UPDATES CONCERNING PROCESS OF MEETINGS**

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

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- Public participation is welcome in the following ways:
  - Attend in person. Please refrain from attending in person if you are not feeling well.
  - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, January 24, 2023 to: [jnygard@greatfallsmt.net](mailto: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.

**Planning Board Members present:**

Tory Mills, Vice Chair

Julie Essex

Pat Green

Samantha Kaupish

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**Planning Board Members absent:**

Dave Bertelsen, Chair

Kelly Buschmeyer

Lindsey Gray

**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, Sr. Transportation Planner

Jamie Nygard, Sr. Administrative Assistant

**Other Staff present:**

David Dennis, City Attorney

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

**MINUTES**

Vice Chair Mills asked if there were any comments or corrections to the minutes of the meeting held on January 10, 2023. Seeing none, the minutes were approved.

**COMMISSION ACTIONS REQUIRING A PUBLIC HEARING**

**Annexation of the property addressed as 5123 7th Avenue North and legally described as Mark 17 in the SE ¼ of Section 4, T20N, R4 E, P.M.M., Cascade County, Montana; establishment of R-6, Multi-family High Density zoning for the newly annexed property and Zoning Map Amendment for the former Lots 9-19, Block 1 and Lot 9, Block 2 Cottage Grove Phase 3 Addition from PUD, Planned Unit Development, to R-6, Multi-family High Density; and Preliminary Plat for 8.88 acres of Discovery Meadows Apartments Addition.**

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Mr. Eatherly presented to the Board and gave some background on the subject property. He stated that City Commission approved Cottage Grove Phase 3 Addition in March 2008 as a Planned Unit Development (PUD). Only 8 of the 27 lots have been developed. The owner of the undeveloped lots is proposing to aggregate vacant lots in the subdivision, to be used as part of a proposed 252-unit apartment complex. Mr. Eatherly stated that the proposal requires an amended plat and vacated right-of-way and a rezone to R-6, Multi-family, High Density. He stated that the applicant is also proposing annexation, establishment of R-6 zoning for the vacant property east of the Addition, and a preliminary plat.

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

Mr. Eatherly stated that the Amended Plat is not reviewed by the Planning Board but it was essential in understanding the rest of the proposed project. Lots 7-19 of Block 1 and Lots 7-9 of Block 2 of Cottage Grove Phase 3, will be the affected lots. He stated that only lots 9-19, Block 1 and Lot 9, Block 2 are proposed to be rezoned to R-6 and will be brought before City Commission. The Aggregation will produce Lot 9A of Block 1.

Mr. Eatherly stated that the Annexation Request is for an unincorporated lot which is 6.58 acres in size. The owner is dedicating 30 feet of property on 52<sup>nd</sup> Street North for City right-of-way. He stated that the property is bordered on 3 sides by City jurisdiction. The applicant is proposing a 252-unit apartment complex with a clubhouse. He also stated that the applicant will be responsible for constructing 52<sup>nd</sup> Street North to City standards, improving 7<sup>th</sup> Avenue North, and providing a crosswalk to the Siebel Soccer Fields. Mr. Eatherly stated that the City will reimburse the applicant for half of the improvements to 52<sup>nd</sup> Street North. The City will also pave 7<sup>th</sup> Avenue North, paint curbs on 52<sup>nd</sup> Street North and add "No Parking" signs along the street, to keep people from parking there that are visiting the Seibel Soccer Fields.

Mr. Eatherly stated that the Zoning Request is for R-6 zoning needed for the proposed 2 apartment buildings in the Cottage Grove portion and 4 buildings on the 6.58 parcel that is proposed to be annexed. He stated that the property that is being rezoned is bordered by a nonresidential use to the north, which is a church, and a large City recreation facility to the east. There are 4 vacant lots shown as a transition between existing single family homes in Cottage Grove Addition and the higher density zoning request. He stated that the concept Site Plan shows evergreen buffering against the single family homes.

Mr. Eatherly stated that after all the requests are approved, the owner is going to request a Major Subdivision into 7 different lots, for financial reasons. He stated that all of the lots meet City requirements.

Mr. Eatherly presented a few of the Findings of Fact for Annexation.

1. Utility mains will be extended and looped to serve the property.
2. The annexation is consistent with the Growth Policy.
  - Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, etc.

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- Phy4.2.5 Promote orderly development and the rational extension of infrastructure and City services.
3. 52<sup>nd</sup> Street North and 7<sup>th</sup> Avenue North will be improved to City standards.

Mr. Eatherly presented a few of the Findings of Fact for Zoning.

1. R-6 zoning is a good fit next to nonresidential uses.
2. The zoning is consistent with the Growth Policy.
  - Env2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential, as candidates for redevelopment in the City.
3. The public safety of 52<sup>nd</sup> Street North, which is a gravel road, has been addressed.

Mr. Eatherly presented a few of the Finding of Fact for Subdivision.

1. The Effect on Local Services:
  - All of the lots will connect to City water and sewer mains.
  - The existing properties currently have law enforcement and fire protection service from the City.
2. The effects on Public Health and Safety:
  - The safety of 52<sup>nd</sup> Street North and pedestrian access to the soccer field has been addressed.

Mr. Eatherly stated that Neighborhood Council #4 had a special meeting on December 15, 2022 and that they voted 3-0 in favor of the applicant's request. He also stated that 4 emails were received from the public, prior to the meeting, and that all of the Board members had copies of them.

Mr. Eatherly stated that staff did recommend approval of the Annexation, Zoning Map Amendment and the Preliminary Plat with the following conditions:

1. General Code Compliance: The project must be consistent with all codes and ordinances of the City of Great Falls and the State of Montana.
2. Amended Plat: The Amended Plat must be provided including all utility easements.
3. Land Use and Zoning: The development standards and land uses shall be consistent with the OCCGF.
4. Utilities: The extension and connection of onsite utilities shall be approved by the City Public Works Department.

## APPLICANTS PRESENTATION

Spencer Woith with Woith Engineering, 405 3<sup>rd</sup> Street Northwest, was there representing the applicant and presented to the Board.

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Mr. Woith stated that the development will be for a 252-unit apartment complex.

Mr. Woith presented Aerial Photos, a Preliminary Plat, a proposed Site Plan, and Renderings.

Mr. Woith stated that there will be 403 proposed parking spaces and that only 378 spots are required. The apartment buildings will have 42 units in each structure. He also stated that the code requirement for landscaping is 54,000 square feet and the project is proposing 108,000 square feet. The zoning allows for 500 square feet per unit, which is very high density, and they are proposing a lower density of 1440 square feet per unit.

Mr. Woith stated that the apartment buildings will be pushed further from the single family property lines to the west. He stated that there is a large area between the Single-family homes and the proposed apartment buildings that will have a grass storm drain pond on it.

Mr. Woith stated that there will be a fenced dog-run for the residents of the apartment complex. There will also be a Clubhouse that will be centered in the middle of the complex.

Mr. Woith stated that the intention for traffic flow is to push all of the traffic onto 7<sup>th</sup> Avenue North and 52<sup>nd</sup> Street North, rather than have traffic go through the Cottage Grove Addition.

Mr. Woith addressed some questions that came in via email by the public. One of the questions was if the units were rent adjusted based on income and he responded that they were not. It will be a market rate housing project. Another was how the project will affect taxes and property values, and he stated that he was not an expert on property values, so could not answer the question. There was also a question about how the project would impact the surrounding schools. Mr. Woith responded that they do not know what the population of residents will be that will live in the apartments, so it is hard to answer the question.

### **BOARD QUESTIONS**

Ms., Essex asked who would be responsible for maintenance of the retention pond. Mr. Woith responded that it would be the project owner's responsibility to maintain it.

Mr. Mills asked if the increase in the setbacks was based on other apartment complexes. Mr. Woith responded that it was not and they felt that it made the most sense on the proposed project.

### **PUBLIC QUESTIONS**

Amber Ray, Great Falls, asked what the rent would be for the apartments. Mr. Woith responded that they would be market rate rent.

### **PROPONENTS**

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Brett Doney, Great Falls Development Authority 405 3<sup>rd</sup> Street NW, stated that they strongly supported the proposed project. He stated that there is an extremely low vacancy rate for rentals and a lot of older rental stock that has not been maintained. He stated that there is a need for quality homes at all price points in Great Falls. He stated the housing study that was commissioned in partnership with Neighborworks Great Falls and the Great Falls Association of Realtors, had the analysis completed in the summer of 2021, which is before the Census data came out. The Census data showed population growth. A reference was put into the housing study stating that there was an increase, as the housing study was based off of 2019 population numbers. It also did not take into account the Touro medical school apartments, which has 216 units under construction, but there are 325 medical students expected plus 50 Masters students. Touro is also hoping to add a Physician's Assistant Program. He also stated that as a Planner, he thinks that staff and the developer have done everything that they needed to do and stated that it is a great use of the property and urged the Board to approve the project.

## OPPONENTS

None.

## BOARD DISCUSSION AND ACTION

**MOTION:** That the Planning Advisory Board recommend the City Commission approve the annexation of the property legally described in the Staff Report and 52<sup>nd</sup> Street North, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Ms. Kaupish

Second by: Ms. Essex

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

**MOTION:** That the Zoning Commission recommend the City Commission approve the establishment of R-6 Multi-family High Density zoning for the newly annexed property as legally described in the Staff Report and 52<sup>nd</sup> Street North, and approve the Zoning Map Amendment of



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lots 9-19, Block 1, and Lot 9, Block 2, Cottage Grove Phase 3 Addition, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Green

Second by: Ms. Kaupish

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

MOTION: That the Planning Advisory Board recommend the City Commission approve the preliminary plat of Discovery Meadows Apartments as legally described in the Staff Report and to include 52<sup>nd</sup> Street North, and the accompanying findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Ms. Essex

Second by: Mr. Green

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

### COMMUNICATIONS

Mr. Raymond stated that there may be an application for the next Planning Board meeting on February 14, 2023, but there may also be a possibility of the next meeting being canceled, if staff does not receive the application in the next couple of days.

### PUBLIC COMMENTS

None.

### ADJOURNMENT

There being no further business, Vice Chair Mills adjourned the meeting at 3:54 p.m.

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CHAIRMAN

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SECRETARY



Meeting Date: February 28, 2023

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

**Item:** Subsequent Minor Subdivision of the property addressed as 1329 Dixie Lane and legally described as Lot 8A of Amended Plat of Lots 8 and 9, Block 1, South Park Addition Phase II, Section 22, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana.

**Initiated By:** Karl Birky, Applicant and Owner

**Presented By:** Sara Doermann, Planner I, 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:**

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the subsequent 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.”

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

**Background:** The Applicant is requesting to subdivide the subject parcel that consists of approximately 0.41 acres located on the Northeast corner of Dixie Lane and Flood Road. The property is zoned R-3, Single-family High Density. The lot is currently vacant and is proposed to be used by the applicant to construct two single-family residences. The R-3 zoning district surrounds the property to the west, south, and east, and is the dominant zoning district in the area. A lot to the north of the subject property is an unincorporated enclave. The South Park Addition was originally platted in 2008, but has been slow to build-out due to poor soil conditions. Originally, the parcel was two lots until it was aggregated in 2019. The owner is an experienced builder who is simply requesting to return the parcel to its pre-2019 condition.

**Subsequent Minor Subdivision Request:** The applicant is requesting a subsequent minor subdivision of the subject property to create two lots. According to the Official Code of the City of Great Falls (OCCGF) 17.20.4.010, the minimum lot size for a newly created lot in the R-3 zoning district is 7,500 square feet. The proposed Lot 8B would consist of approximately 0.205 acres or 8,955 square feet and

proposed Lot 9B would consist of approximately 0.205 acres or 8,949 square feet. The proposed lots conform to the R-3 zoning district development standards as outlined in the Land Development Code. The applicant is proposing to construct a single-family residence on each lot, and is aware of what will be required to excavate foundations for the fatty clay soils in this subdivision.

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana Code Annotated (MCA), is consistent with the City's zoning regulations and is in the public interest. Staff has reviewed the proposed project in relation to the City's zoning regulations. In addition, Staff developed Findings of Fact for the proposed subdivision and concludes the subdivision meets the requirements provided by 76-3-608(3) MCA. The full Findings of Fact are included as an attachment to this report.

**Neighborhood Council Input:** Per Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF) § 17.16.4.010 Table 16-2, minor subdivisions do not require Neighborhood Council notification. As a best practice, the City's Communication Specialist e-mailed information regarding the proposed minor subdivision to Neighborhood Council #1 members and scheduled a presentation of the project to the monthly Neighborhood Council meeting on February 14<sup>th</sup>. Neighborhood Council #1 was unable to meet quorum on February 14<sup>th</sup>; therefore, discussion of the project has been postponed to March 14<sup>th</sup>. This is prior to the project presentation to City Commission. As of the completion of this report, staff has received no input from the neighborhood council members or adjoining property owners.

**Concurrences:** Representatives from the City's Public Works Department have been involved in the review process for this application. All comments have been addressed by the applicant, or have been noted by staff as conditions of approval.

**Fiscal Impact:** The cost of site improvements, including any utility services, will be paid by the property owner or future developer. Existing public utilities can accommodate the increased capacity. Public safety services are currently being provided to the property and will not be affected.

**Staff Recommendation:** Staff recommends approval of the minor subdivision legally described as Lot 8A of Amended Plat of Lots 8 and 9 of the South Park Addition Phase II with the following conditions:

**Conditions of Approval:**

1. The applicant shall provide an amended plat of the subject property which shall be in compliance with survey requirements of this Title and State law and incorporate corrections of any errors or omissions noted by Staff.
2. The proposed plans shall conform to the R-3 zoning district development standards in the Land Development Code within the Official Code of the City of Great Falls.
3. The applicant is required to dedicate easements for utilities to the satisfaction of the City's Public Works Department. Said easements must be submitted to the City Commission for approval at the same time as the minor subdivision.

**Alternatives:** The Planning Board could recommend denial of the subsequent minor subdivision. For this action, the Planning Board must provide alternative Findings of Fact to support a denial of the subsequent minor subdivision request.

**Attachments/Exhibits:**

- Findings of Fact - Subdivision
- Application Packet
- Aerial Map
- Zoning Map
- Development Standards of R-3 Zoning District
- Draft of Amended Plat

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

Subsequent minor subdivision of Lot 8A of Amended Plat of Lots 8 and 9 of the South Park Addition Phase II, located on Block 1, Section 22, 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 subsequent minor subdivision is located at the northeast corner of Dixie Lane and Flood Road which is located in city limits. The owner is proposing to construct two single-family residences on the newly subdivided vacant lots. The parcel was created through a lot aggregation request in 2019. The project site is surrounded by existing residential development on the south and east side of the property. Thus, the proposed minor subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

**Effect on Local Services:** Lots in the proposed subdivision are currently served or will be served from public mains and private utility lines at the time of development. The Owners will pay the cost of the service lines from these utility mains. The owners of the two lots created by the subdivision will pay regular water and sewer charges, and monthly storm drain charges. The property proposed for this subdivision is currently receiving law enforcement and fire protection service from the City of Great Falls and the subdivision does not propose any changes to the current services.

**Effect on the Natural Environment:** Because the lot already exists in aggregated form and is only being subdivided to create an additional lot, the subdivision is not expected to adversely affect soils or the after quality or quantity of surface or ground waters. Surface drainage from the subdivision will ultimately be integrated into existing City storm water infrastructure. The platted lots along Dixie Lane have developed very slowly with single family homes due to poor clay soil conditions. The applicant is an experienced builder and understands the requirements associated with development in this area.

**Effect on Wildlife and Wildlife Habitat:** The subdivision is surrounded by existing residential development. This is not in an area of significant wildlife habitat beyond occasional deer and migrating fowl.

**Effect on Public Health and Safety:** Based on available information, the subdivision is not subject to abnormal natural hazards other than the poor soils noted above, nor potential man-made hazards. The subdivision itself will not have a negative effect on Public Health and Safety. City utility mains surround the site and access to the subdivided lots will utilize an existing access point onto Dixie Lane.

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

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

**EASEMENT FOR UTILITIES**

The developer shall provide necessary utility easements to accommodate private utilities to serve both lots of the subdivision.

**LEGAL AND PHYSICAL ACCESS**

Legal and physical access to the proposed subdivision lots will be provided via Dixie Lane.

Date Stamp:

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

Amended Plat of Lot 8A, Blk 1, Amended Plat of Lots 8 & 9,  
Blk 1, South Park Addition - Phase II

Name of Project:

Karl Birky

Owner Name:

2743 Vaughn Road, Great Fall, MT 59404-5819

Mailing Address:

406-7991072

karl@kibhomes.com

Phone:

Email:

James E. Hodges, PE & LS

Representative Name:

406-452-1969

jim.ter.hodges@ bresnan.net

Phone:

Email:

- 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

### PROPERTY DESCRIPTION / LOCATION:

Lot 8A

Block 1

Am. Plat of Lots 8 & 9, Blk 1,  
South Park Add. - Phase II

Mark/Lot:

Section:

Township/Block:

Range/Addition:

1329 Dixie Lane

Street Address:

### LAND USE:

### ZONING:

R-3

R-3

Current:

Proposed:

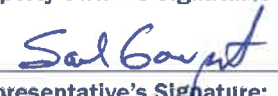
Current:

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:

Jan. 23, 2023  
Date:

  
Representative's Signature:

Jan 23, 2023  
Date:



## **PROJECT NARRATIVE**

### **Amended Plat of Lot 8A, Block 1, Amended Plat of Lots 8 And 9, Block 1, South Park Addition – Phase II to the City of Great Falls**

Owner: Karl Birky

#### **PURPOSE**

The purpose of this amended plat is to re-subdivide Lot 8A, Block 1, as shown on the Amended Plat of Lots 8 and 9, Block 1, South Park Addition – Phase II to the City of Great Falls (Plat 2019-0000007 PL), a subdivision in the Southwest 1/4 Northeast 1/4 Section 22, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, into two lots. Lot 8A was created on April 5, 2019, when Plat 2019-0000007 was filed aggregating Lots 8 and 9, Block 1, as shown on the plat of the South Park Addition – Phase II to the City of Great Falls (Plat 2008-0000013 PL). Plat 2008-0000013 PL which created Lots 8 and 9, Block 1, was filed on April 11, 2008.

#### **SITE DEVELOPMENT**

Infrastructure for proposed Lots 8B and 9B, Block 1, is complete. See the attached Utility Plan. Facilities were constructed/installed before Lots 8 and 9, Block 1, were aggregated.

Engineering plans for the development of South Park Addition – Phase II were approved by the City of Great Falls and construction of water, sanitary sewer, curb and gutter, and paved streets was completed in accordance those plans (see City OF 1421.2). Sanitary sewer service stubs and water service lines to curb boxes were provided for Lots 8 and 9, Block 1, as part of that construction. At the same time private utilities installed main lines and services: Energy West installed a natural gas main in Dixie Lane with service stubs to Lots 8 and 9, Block 1; Northwestern Energy installed electrical service to boxes at the rear of Lots 8 and 9, Block 1; and Charter Communications and Century Link installed telephone/communication lines to boxes at the rear of Lots 8 and 9, Block 1.

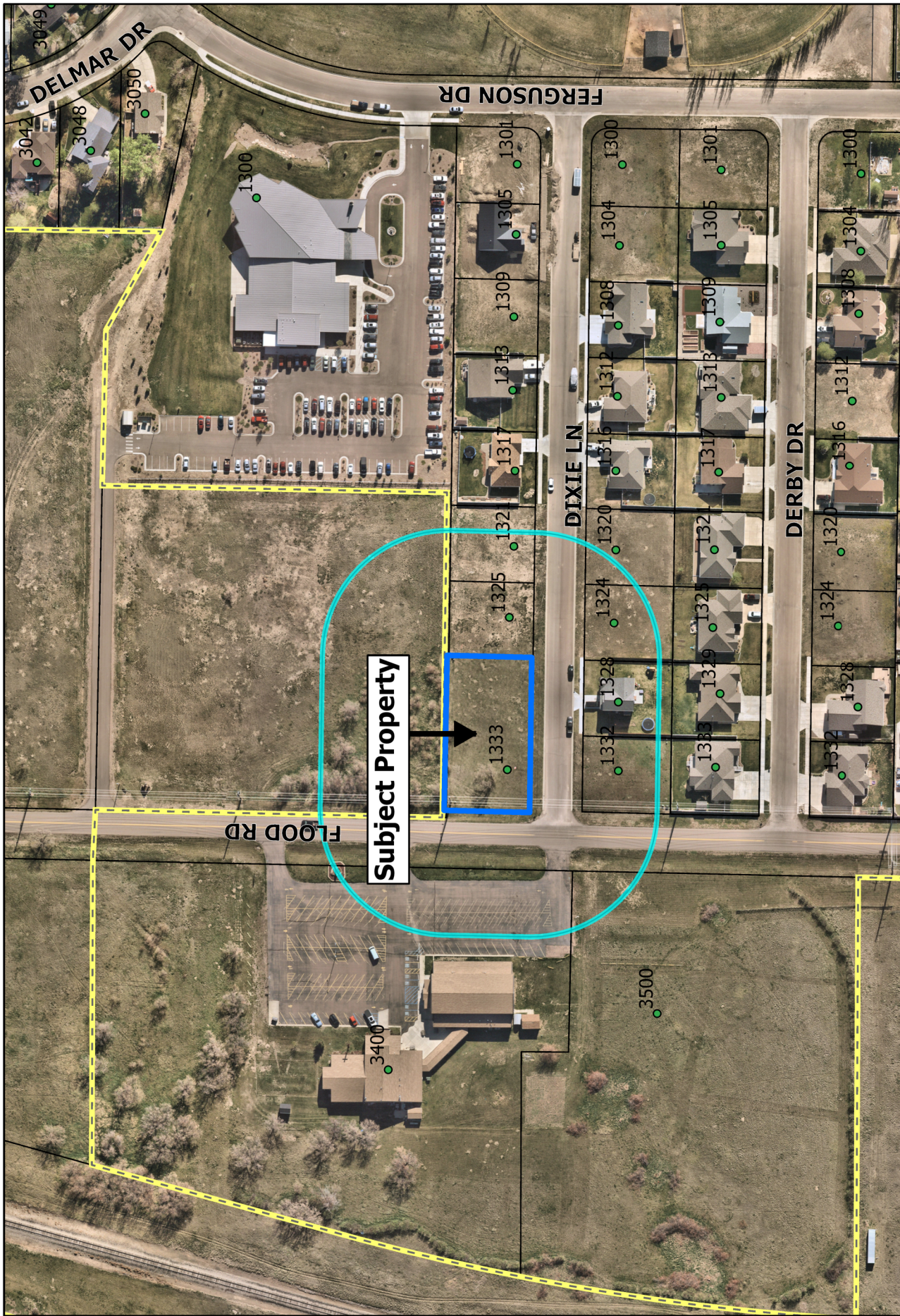
#### **STORMWATER**

The proposed subdivision would add one additional residential lot. Construction of a residence with garage, driveway, sidewalks and patio/deck on that lot would add approximately 10,100 square feet of impervious surface. Before Plat 2008-0000013 PL aggregated two lots (Lots 8 & 9) into Lot 8A on April 5, 2019, stormwater was addressed by two projects. City OF 1421.2 constructed curb and gutter and paved Dixie Lane which carry the majority of runoff from impervious surfaces on Lot 8A. City OF 1542 designed and installed storm drain inlets and piping along West Ferguson Drive to collect the surface runoff from Dixie Lane. These inlets and piping also carry water from those portions of the lots that sheet flow northerly.

Both OF 1421.2 and OF 1542 were designed based on Lot 8A being two lots with each lot having a residence.

James E. Hodges, P.E. & L.S  
Montana License No. 4593ES  
January 21, 2023

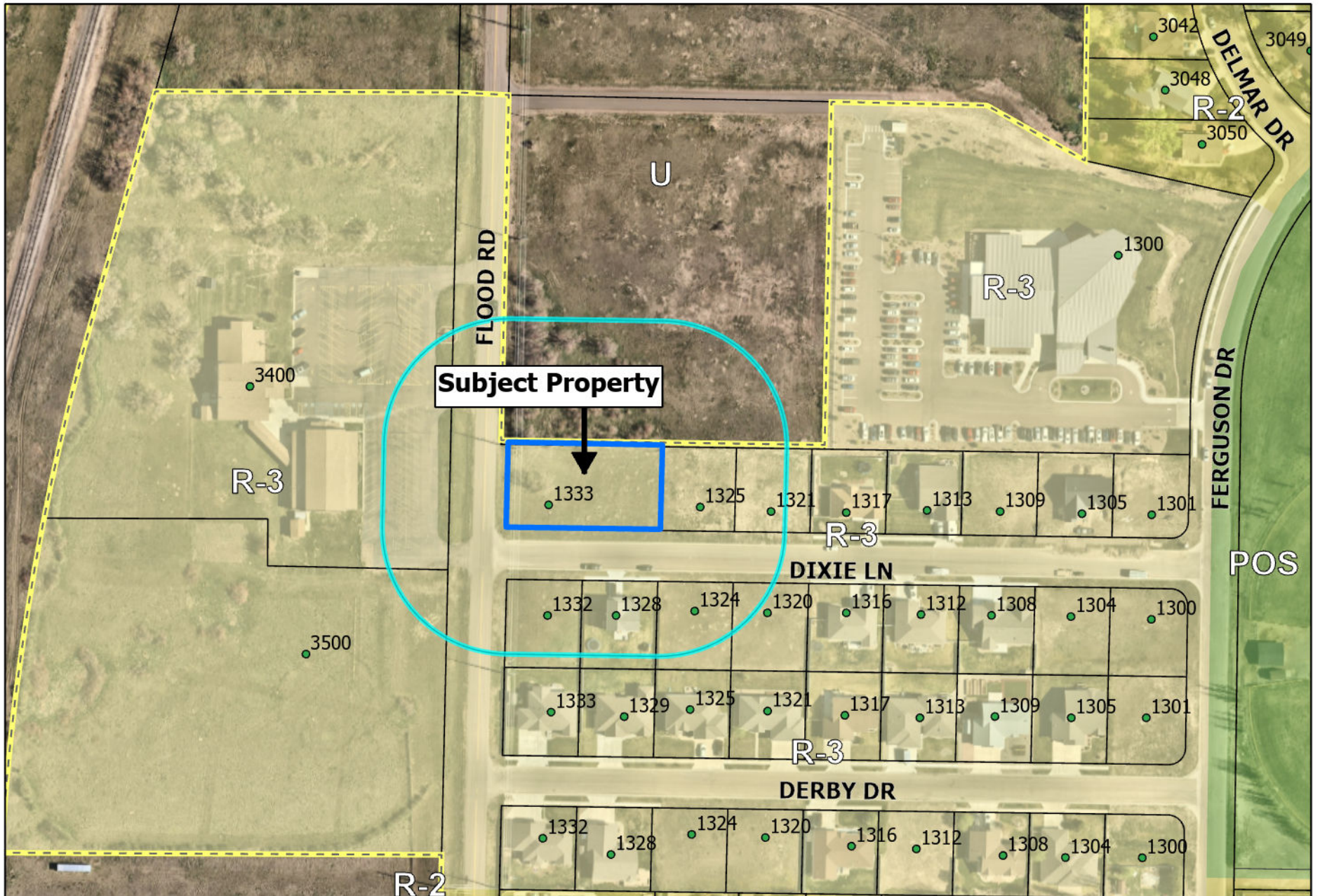
# Aerial Map



150ft\_Buffer



# Zoning Map



150ft\_Buffer

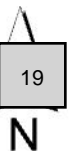
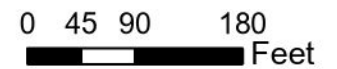
## Zoning

R-2 Single-family Medium Density

R-3 Single-family High Density

POS Parks and Open Space

U Unincorporated Enclave



**Exhibit 20-4. Development standards for residential zoning districts**

(See footnotes below for additional standards)

Standard	R-1	R-2	R-3	R-5	R-6	R-9	R-10
Residential density	-	-	-	1,875 sq. feet of lot area per dwelling unit	500 sq. feet of lot area per dwelling unit	1,200 sq. feet of lot area per dwelling unit	10 dwelling units per acre
Minimum lot size for newly created lots	15,000 sq. feet	11,000 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	n/a
Minimum lot width for newly created lots	90 feet	80 feet	60 feet	50 feet	50 feet	50 feet	n/a
Lot proportion for newly created lots (maximum depth to width)	3:1	3:1	2.5:1	2.5:1	2.5:1	2.5:1	n/a
Maximum building height of principal building	35 feet	35 feet	35 feet	45 feet	65 feet	35 feet, single-family 50 feet, multi-family	12 feet to exterior wall
Minimum front yard setback [2]	30 feet	20 feet	20 feet	10 feet	15 feet	10 feet	n/a
Minimum side yard setback [3]	Principal building: 15 feet each side	Principal building: 8 feet each side	Principal building: 6 feet each side	4 feet; 8 feet if adjoining a R-1, R-2, R-3 district	5 feet; 10 feet if adjoining a R-1, R-2, R-3 district	Principal building: 6 feet each side	n/a

Created: 2023-01-23 11:10:15 [EST]

(Supp. No. 17)

Minimum rear yard setback	20 feet for lots less than 150 feet in depth; 25 feet for lots 150 feet in depth and over	15 feet for lots less than 150 feet in depth; 20 feet for lots 150 feet in depth and over	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	15 feet	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	n/a
Maximum lot coverage of principal and accessory structures	Corner lot: 40% Other types: 30%	Corner lot: 45% Other types: 35%	Corner lot: 55% Other types: 50%	Corner lot: 60% Other types: 50%	Corner lot: 70% Other types: 60%	Corner lot: 70% Other types: 60%	none

**AREAS**  
 Lot 8B: 0.206 Acre (8955 SF)  
 Lot 9B: 0.205 Acre (8948 SF)  
 TOTAL AREA LOTS: 0.411 Acre (17,903 SF)  
 TOTAL AREA SUBDIVISION: 0.411 Acre (17,003 SF)  
 DATE OF SURVEY: January 6, 2023

**Draft**  
**Amended Plat Of**  
**Lot 8A, Block 1, Amended Plat of Lots 8 And 9,**  
**Block 1, South Park Addition – Phase II**  
**To The City Of Great Falls,**  
 A Subdivision in the Southwest 1/4 Northeast 1/4 Section 22,  
 Township 20 North, Range 3 East, P.M.M.,  
 Cascade County, Montana.

**DECLARATION OF COVENANTS**  
 I, the undersigned property owner, do hereby declare that all the properties described herein shall be held, sold and conveyed subject to the covenants and restrictions filed with South Park Addition – Phase II plat as document R0171810 CV. Said covenants and restrictions shall run with the real property and be binding on all parties and their heirs, successors, and assigns.  
 Date: \_\_\_\_\_  
 Karl Birky

**PURPOSE**  
 The purpose of the survey shown on this plat was to subdivide Lot 8A, Block 1, Amended Plat of Lots 8 and 9, Block 1, South Park Addition – Phase II to the City of Great Falls (Plat 2019-000007 PL), a subdivision in the Southwest 1/4 Northeast 1/4 Section 22, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, into two lots. Lot 8A was created by the aggregation of Lots 8 and 9, Block 1, Plat of the South Park Addition – Phase II to the City of Great Falls (Plat 2008-000013 PL).

**CERTIFICATE OF SURVEY**  
 I, Karl Birky, the undersigned property owner, do hereby certify that I caused Lot 8A, Block 1, Amended Plat of Lots 8 and 9, Block 1, South Park Addition – Phase II to the City of Great Falls, as filed in the Clerk and Recorder's Office (Plat 2019-000007 PL), Cascade County, Montana, to be surveyed and subdivided into two lots.  
**DESCRIPTION:** A tract in the Southwest 1/4 Northeast 1/4 Section 22, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana more fully described as follows:  
 Beginning at the southwest corner of Lot 8A, Block 1, Amended Plat of Lots 8 and 9, South Park Addition – Phase II; thence North 89°21'20" East 180.0 feet along the south line of Block 1, South Park Addition – Phase II, to the southeast corner of said Lot 8A; thence North 0°00'30" West 99.3 feet along the east line of said Lot 8A to the north line of South Park Addition – Phase II; thence South 89°24'30" West 180.3 feet along the north line of South Park Addition – Phase II to the northwest corner of said Lot 8A; thence South 0°11' East 99.5 feet along the west line of said Lot 8A to the Point of Beginning; containing 0.411 acres; and to be known and designated as Amended Plat of Lot 8A, Block 1, Amended Plat of Lots 8 and 9, Block 1, South Park Addition – Phase II to the City of Great Falls.

**EXCLUSION FROM MDEQ REVIEW:** I certify that this division of land is excluded from review by the Montana Department of Environmental Quality pursuant to 76-4-125(1)(d)(i) MCA. (i) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (d) as certified pursuant to 76-4-127; (i) new divisions subject to review under the Montana Subdivision and Platting Act.

**GRANT OF EASEMENTS:** I hereby grant those duly licensed persons providing or offering to provide telephone, electric power, natural gas, cable television, water and sewer service, or other similar service, the right to joint use of the utility easements shown on this plat for the construction, maintenance, repair, or removal of their lines and other facilities upon advance notice to the affected landowners and consistent with requirements as may be imposed by the City of Great Falls now or in the future.  
 Date: \_\_\_\_\_  
 Karl Birky

**CERTIFICATE OF PUBLIC WORKS DIRECTOR**  
 I, Christoff T. Gaub, Public Works Director for the City of Great Falls, do hereby certify that I examined the accompanying plat and the survey it represents, found that same conforms to regulations governing the platting of lands and presently platted adjacent land as near as circumstances will permit and do hereby approve the same.  
 Date: \_\_\_\_\_  
 Public Works Director:  
 City of Great Falls, Montana

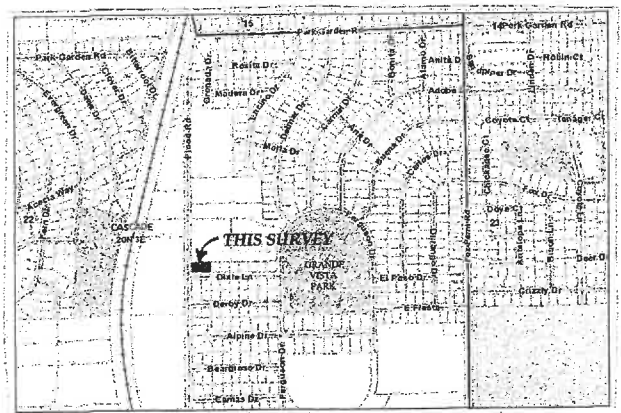
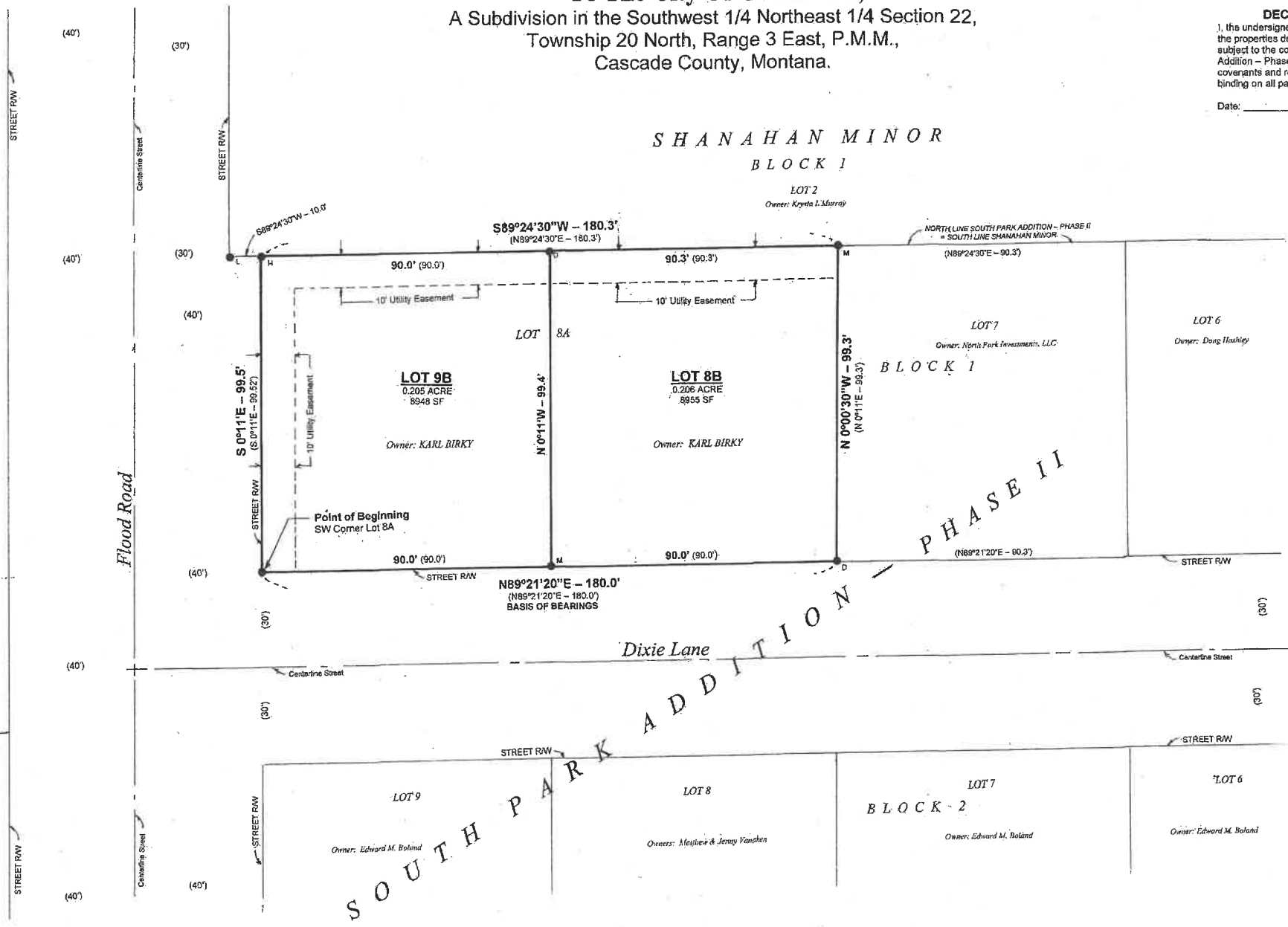
**CERTIFICATE OF GREAT FALLS PLANNING BOARD**  
 We, the undersigned President of the Great Falls Planning Board, City of Great Falls, Montana, and Secretary of said Great Falls Planning Board, do hereby certify that the accompanying plat was submitted to the said Great Falls Planning Board for examination by them and was approved at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Dave Bertelsen, President  
 Great Falls Planning Board  
 Craig Raymond, Secretary  
 Great Falls Planning Board

**CERTIFICATE OF NO PARK DEDICATION REQUIREMENT**  
 I, Gregory T. Doyon, City Manager of the City of Great Falls, Montana, do hereby certify that in accordance with 76-3-621(2)(d) MCA, there is no requirement for park dedication for the accompanying plat.  
 Date: \_\_\_\_\_  
 Gregory T. Doyon, City Manager  
 City of Great Falls, Montana

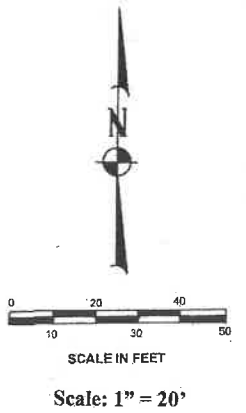
**CERTIFICATE OF CITY COMMISSION**  
 I, Gregory T. Doyon, City Manager of the City of Great Falls, Montana, do hereby certify that the accompanying plat was duly examined and approved by the City Commission of the City of Great Falls, Montana, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Gregory T. Doyon, City Manager  
 City of Great Falls, Montana

**CERTIFICATE OF SURVEYOR**  
 I, James E. Hodges, Professional Engineer & Land Surveyor, do hereby certify that I made the survey as shown on this plat and that said survey is true and complete as shown.  
 Date: \_\_\_\_\_  
 James E. Hodges, P.E. & L.S.  
 Montana License No. 4593ES

**CERTIFICATE OF 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.  
 Date: \_\_\_\_\_  
 Diane Heikkila, Treasurer



- LEGEND**
- H Found 5/8" IP With YPC "HODGES 4583ES"
  - D Found 5/8" IP With Damaged YPC
  - L Found 5/8" IP With OPC "LEO 12620ES"
  - M Found 5/8" IP With YPC "MT REG 9522S"
  - Found 5/8" IP With No Cap
  - ( ) Record Per Amended Plat of Lots 5 and 8, Block 1, South Park Addition – Phase II To The City of Great Falls (Plat 2019-000007 PL)
  - IP Iron Pin (Rebar)
  - OPC Orange Plastic Cap
  - RAW Right of Way
  - YPC Yellow Plastic Cap



- NOTES:**
1. It was not the intent of this survey to locate or show all easements which may affect the subject property.
  2. Basis of Bearings: South line of Lot 8A, Block 1, Amended Plat of Lots 8 and 9, Block 1, South Park Addition – Phase II (Plat 2019-000007 PL) between found iron pin monuments at the southwest corner and the southeast corner of Lot 8A. Bearing of N89°21'20"E per Plat 2019-000007 PL.

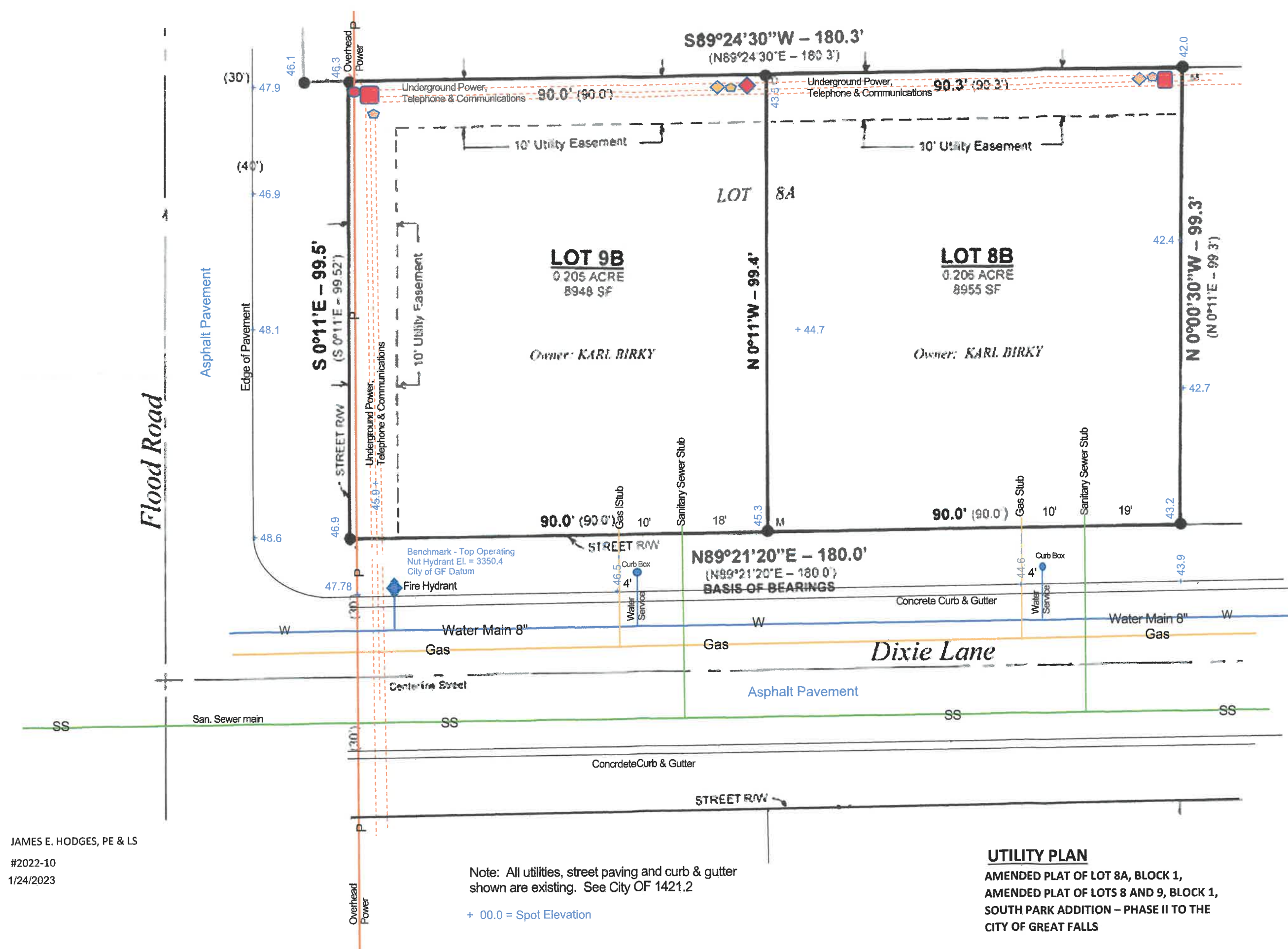
CITY-COUNTY HEALTH DEPT  
 Great Falls, Montana  
 Exempt From Health Dept. Review  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

REVIEWED FOR COMPLIANCE WITH  
 SURVEY REQUIREMENTS AND ZONING  
 REGULATIONS PER 76-3-207 M.C.A.  
 By/Date: \_\_\_\_\_  
 PLANNING AND COMMUNITY  
 DEVELOPMENT DEPARTMENT  
 CITY OF GREAT FALLS

Survey For Owner: **KARL BIRKY**

1/4	Sec	T	R
S/4	22	20N	3E
Sub. No.	2022-19	Sheet	
F.B. No.	11	1	
Drawn	JEH	of	
Date	1/23/23	1	

**JAMES E. HODGES**  
 Professional Engineer & Land Surveyor  
 Great Falls, Montana



JAMES E. HODGES, PE & LS  
 #2022-10  
 1/24/2023

Note: All utilities, street paving and curb & gutter shown are existing. See City OF 1421.2  
 + 00.0 = Spot Elevation

**UTILITY PLAN**  
 AMENDED PLAT OF LOT 8A, BLOCK 1,  
 AMENDED PLAT OF LOTS 8 AND 9, BLOCK 1,  
 SOUTH PARK ADDITION – PHASE II TO THE  
 CITY OF GREAT FALLS



Meeting Date: February 28, 2023

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

**Item:** Public Hearing - Subsequent minor subdivision for the property addressed as 17 3rd St NW and legally described as 4A of Amended Plat No. P-2011-39, Section 2 & Section 11, T20N, R3E, P.M.M., Great Falls, Cascade County, Montana.

**Initiated By:** Talcott Properties LLC

**Presented By:** Lonnie Hill, Planner II, 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:**

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the subsequent minor subdivision for the subject property 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.

**Background:**

The subject property is located at 17 3<sup>rd</sup> St Northwest and within the West Bank One development. The existing parcel consists of ± 1.79 acres and is within the M-2 Mixed-use Transitional zoning district. The northernmost and easternmost portions of the property contain existing parking spaces for West Bank One that are currently available for the Kobe Seafood & Steak restaurant and the Staybridge Suites hotel. The remainder of the subject property remains undeveloped. The amended plat provided as an attachment shows the proposed lot configuration. The applicant intends to subdivide the property into two lots. The owner was engaged by Highway 55 Burgers, Shakes & Fries for development of a new restaurant upon the site. The purpose of this subdivision request is to create the parcel (Lot 4B) for the development of this restaurant. The remaining parcel (Lot 4C) is to be developed at a future date.

The property is wholly surrounded by the M-2 zoning district. To the north is the Staybridge Suites hotel, to the west is the Kobe restaurant, the right-of-way for 1<sup>st</sup> Avenue Northwest, a hair salon, and a



vehicle repair shop. To the south and east is Burlington Northern Santa Fe Railroad right-of-way with the Federal Courthouse across the railroad from the subject property.

**Subsequent Minor Subdivision Request:**

The applicant is requesting a subsequent minor subdivision of the property because the original 1.79-acre parcel was created through a previous subdivision (P-2011-39). The applicant proposes to create two lots; Lot 4B, which is approximately 46,716 square feet, and Lot 4C, which is approximately 31,471 square feet. Each of these proposed lots conforms to the lot area and dimensional standards of the M-2 zoning district.

Access and utility easements already exist upon the site, which are shown both on the previous and proposed amended plats. This will allow both new lots to be accessed through the West Bank One Development. Water, sewer, and stormwater mains run through the property. Each property within the development, including the subject property, is served by these existing utilities.

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana Code Annotated (MCA), is consistent with the City's zoning regulations and is in the public interest. Staff has reviewed the proposed project in relation to the City's zoning regulations. In addition, Staff developed Findings of Fact for the proposed subdivision and concludes the subdivision meets the requirements provided by 76-3-608(3) MCA. The full Findings of Fact are included as an attachment to this report.

**Neighborhood Council Input:**

Pursuant to MCA and the Official Code of the City of Great Falls (OCCGF) § 17.16.4.010 Table 16-2, minor subdivisions do not require Neighborhood Council notification. However, as a courtesy Lanni Klasner, the City's Communication Specialist, provided information regarding the proposed minor subdivision to Neighborhood Council #2 members. Staff intends to attend the March 8<sup>th</sup>, 2023 meeting to discuss the request.

**Concurrences:**

Representatives from various City departments, including the Public Works Department and Fire Department, have been notified of the applicant's request pursuant to Agency Notification requirements listed within OCCGF 17.16.4.010 Exhibit 16-2.

**Fiscal Impact:**

The cost of site improvements, including any utility services, will be paid by the property owner or future developer. All existing public utilities can accommodate future capacity related to the project. Public safety services are currently being provided to the property and will not be affected. The development of the subject property will increase the City's tax base and increase revenue.

**Staff Recommendation:**

Staff recommends approval of the subsequent minor subdivision of the subject property legally described as 4A of Amended Plat No. P-2011-39 with the following conditions:

**Conditions of Approval:**

1. The applicant shall provide an amended plat of the subject property which shall be in compliance with survey requirements of this Title and State law and incorporate corrections of any errors or omissions noted by Staff.

2. The proposed plans shall conform to the M-2 zoning district development standards in the Land Development Code within the Official Code of the City of Great Falls.

**Alternatives:**

The Planning Advisory Board could recommend denial of the applicant's request. For this action, the Planning Advisory Board must provide alternative Findings of Fact to support a denial of the minor subdivision request.

**Attachments/Exhibits:**

- Findings of Fact – Subdivision
- Location Map
- Zoning Map
- Draft Amended Plat
- Reciprocal Easement Agreement
- Lot Area and Dimensional Standards of the M-2 Zoning District

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

Subsequent minor subdivision for the property addressed as 17 3rd St NW and legally described as 4A of Amended Plat No. P-2011-39, Section 2, T20N, R3E, M.P.M., Great Falls, Cascade County, Montana. (PREPARED IN RESPONSE TO 76-3-608(3) MCA)

### PRIMARY REVIEW CRITERIA:

**Effect on Agriculture and Agricultural Water User Facilities:** The minor subdivision is located at 17 3<sup>rd</sup> Street Northwest, within the West Bank One development, and is located within city limits. The property is wholly surrounded by the M-2 zoning district. To the north is a hotel, to the west is an existing restaurant, the right-of-way for 1st Avenue Northwest, a hair salon, and a vehicle repair shop. To the south and east is Burlington Northern Santa Fe Railroad right-of-way with the Federal Courthouse across the railroad from the subject property. Thus, the proposed minor subdivision will not interfere with any agricultural irrigation system or present any interference with agriculture operations in the vicinity.

**Effect on Local Services:** The Lots in the proposed subdivision are either currently served or will be served from public mains or private utility lines at the time of development. The Owner will pay the cost of the service lines from these utility mains. The owner of the two lots created by the subdivision will pay regular water and sewer charges, and monthly storm drain charges. The property proposed for this subdivision is currently receiving law enforcement and fire protection service from the City of Great Falls and the subdivision does not propose any changes to the current services.

**Effect on the Natural Environment:** The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Surface drainage from the subdivision will flow into an on-site storm drainage system, then enter into City storm infrastructure and ultimately discharge into the Missouri River. Storm water quantity and quality will be reviewed at the time of development of each lot.

**Effect on Wildlife and Wildlife Habitat:** The subdivision is surrounded by existing roadways and development. This is not in an area of significant wildlife habitat beyond occasional migrating fowl. Thus, the subdivision will not have a negative effect on wildlife and wildlife habitat.

**Effect on Public Health and Safety:** Based on available information, the subdivision is not subject to abnormal natural hazards nor potential man-made hazards. The subdivision itself will not have a negative effect on Public Health and Safety. Although neither of the proposed lots will have direct access to a public street, the West Bank One development was planned to allow interior lots to access 3<sup>rd</sup> Street NW via a shared private drive system.

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

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the

surveying requirements specified in the Uniform Standards for Monumentation and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

#### **EASEMENT FOR UTILITIES**

Access and utility easements already exist upon the subject property, which are shown both on the previous and proposed amended plats. This will allow both new lots to be accessed through the West Bank One Development. Water, sewer, and stormwater mains run through the property. Each property within the development, including the subject property, is served by these existing utilities.

#### **LEGAL AND PHYSICAL ACCESS**

Legal and physical access to the proposed subdivision lots will be provided through the reciprocal access easement that connects the subject property to the remainder of the West Bank One development. The reciprocal easement agreement is on file with the Cascade County Clerk & Recorder.

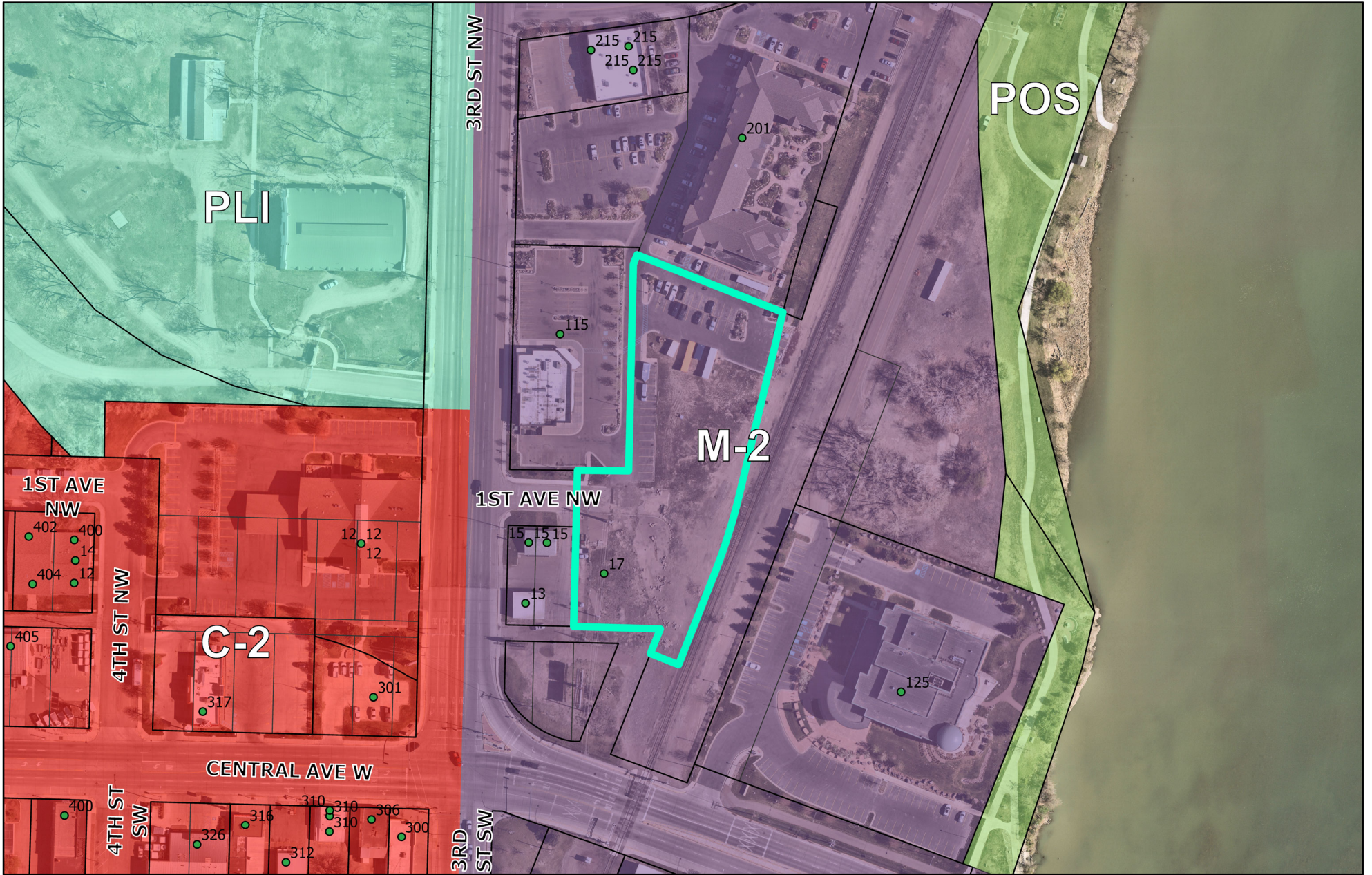
# Location Map



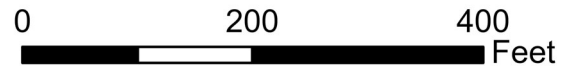
- Parcels
- Subject Property



# Zoning Map



- Parcels
- Subject Property



# AMENDED PLAT

## OF LOT 4A OF AMENDED PLAT NO. P-2011-0000039 Located in Government Lot 7 of Section 2 and the NW1/4 and Government Lot 2 of Section 11 Township 20 North, Range 3 East, P.M.M. Great Falls, Cascade County, Montana

### PURPOSE OF SURVEY:

SURVEY BEING COMMISSIONED BY TALCOTT PROPERTIES LLC; OWNER OF RECORD. The purpose of this survey is to provide a permanent record in the Office of the Clerk and Recorder, Cascade County, Montana showing the controlling evidence used to create two(2) lots from this existing lot.

### NOTES & LEGEND:

- The Basis of Bearings for this survey is Grid North, Montana State Plane Coordinate System. Lines are monumented as shown hereon.
- Easements of sight and record not shown hereon may exist.
- Fence lines, roadways and utilities may exist on the subject property. Be advised that not all improvements are shown.
- Indicates a 5/8" diameter rebar, 24" in length, with a 2" aluminum cap, inscribed "KENDALL 18576-S"
- Indicates a 5/8" Rebar with a yellow cap inscribed "M. Henen 9523-LS"; found this survey
- ⊕ Indicates a 5/8" rebar without a cap ; found this survey
- ▼ Indicates a P-K Nail in asphalt, found this survey
- P.O.B. Indicates Point of Beginning
- P.O.C. Indicates Point of Commencement
- (R) Indicates Record Measurements from Plat P-2011-0000039, November 2011

### CERTIFICATE OF OWNER

I, Brad Talcott, as a Managing Member of Talcott Properties LLC; being the owner of record of Lot 4A, Amended Plat(P-2011-0000039) of Lots 3 and 4, Block 598, Great Falls Fifth(5th) Addition, a portion of 1st Ave. NW, a portion of "Railroad Street" and Parcel 2 of Certificate of Survey(C.O.S.) No. 4750, do certify that I have caused to be surveyed, subdivided and platted into lots the following described tracts of land being located in the Government Lot 7 of Section 2 and in the Northwest Quarter and Government Lot 2 of Section 11, T20N, R3E, P.M.M., Cascade County, City of Great Falls, Montana as shown hereon.

**LOT 4B:** A parcel of land lying within Government Lot 7 of Section 2 and Government Lot 2 of Section 11, T20N, R3E, P.M.M., Cascade County, City of Great Falls, Montana. Being more particularly described as: Commencing at the Quarter Corner common to Sections 2 & 11, thence N89°25'18"E along the section line a distance of 38.03 feet to the Point of Beginning; thence N0°05'30"E a distance of 260.33 feet; thence N20°36'15"E a distance of 12.72 feet; thence S69°40'28"E a distance of 196.84 feet to a point on the westerly right-of-way of Burlington Northern Santa Fe Railroad; thence along said right-of-way the following two(2) courses: S12°05'58"W a distance of 234.63 feet to a point of curvature; thence continuing along the railroad right-of-way along an arc to the right having a radius of 753.24 feet and an arc length of 17.09 feet (the chord of said arc bears S12°52'48"W a distance of 17.09 feet); thence S89°26'25"W a distance of 136.18 feet; thence N0°05'30"E a distance of 43.03 feet to the Point of Beginning. Containing 1.07 Acres more or less. All in Sections 2 & 11, T20N, R3E, P.M.M., Cascade County, City of Great Falls, Montana. Subject to the Easements shown hereon and to any other easements, restrictions or covenants of record or otherwise.

**LOT 4C:** A parcel of land lying within Government Lot 7 of Section 2 and Government Lot 2 of Section 11, T20N, R3E, P.M.M., Cascade County, City of Great Falls, Montana. Being more particularly described as: Beginning at the Quarter Corner common to Sections 2 & 11, thence S89°25'18"W along the section line a distance of 26.28 feet; thence S0°08'04"W a distance of 196.05 feet; thence S89°59'33"E a distance of 108.72 feet to a point on the easterly right-of-way of Railroad Street; thence S2°00'13"W along Railroad Street right-of-way a distance of 33.86 feet ; thence S69°33'33"E a distance of 38.09 feet to a point on the westerly right-of-way of Burlington Northern Santa Fe Railroad; thence along said right-of-way the following two(2) courses: N20°12'11"E a distance of 121.04 feet to a point of curvature; thence along an arc to the left having a radius of 753.24 feet and an arc length of 90.05 feet (the chord of said arc bears N16°57'17"E a chord distance of 90.00 feet); thence S89°26'25"W a distance of 136.18 feet; thence N0°05'30"E a distance of 43.03 feet; thence S89°25'18"W along the section line a distance of 38.03 feet to the Point of Beginning to the Point of Beginning. Containing 0.72 Acres more or less. All in Sections 2 & 11, T20N, R3E, P.M.M., Cascade County, City of Great Falls, Montana. Subject to the Easements shown hereon and to any other easements, restrictions or covenants of record or otherwise.

### CERTIFICATE OF EXEMPT FROM PARK DEDICATION

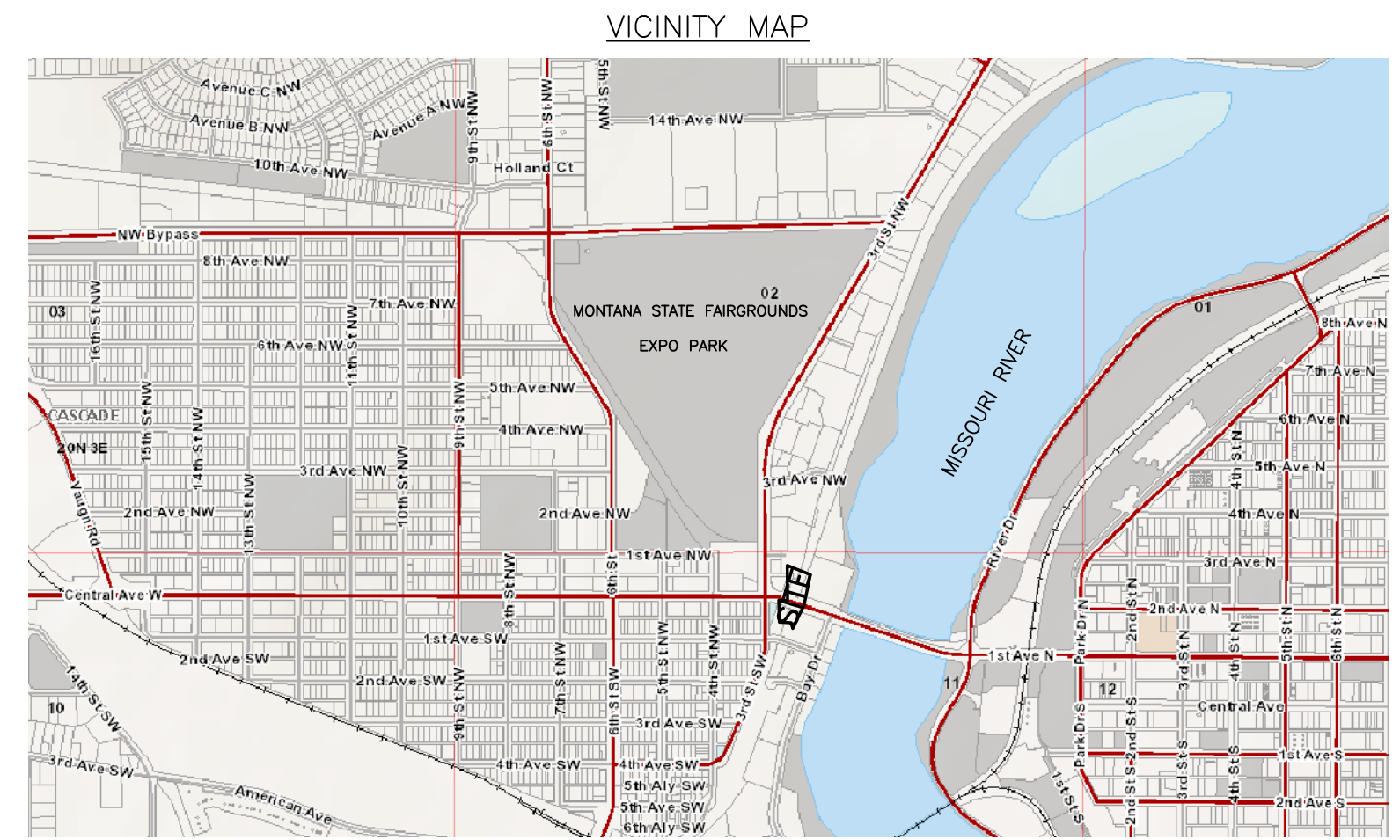
I, the undersigned property owner, do hereby certify that this subdivision is only creating one(1) additional lot and is therefore exempt from Park Dedication pursuant to 76-3-621(3)(d) MCA, stating at (3) "a park dedication may not be required for (d): a subdivision in which only one additional parcel is created."

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023  
SIGNED: \_\_\_\_\_  
Brad Talcott, as Managing Member of Talcott Properties LLC

State of Montana)  
County of Cascade)  
On this \_\_\_\_ day of \_\_\_\_\_, 2023, Brad Talcott, as Managing Member of Talcott Properties LLC did personally appear before me and having been duly sworn did execute the above record for the purposes stated.

Signature: \_\_\_\_\_  
Notary Public for State of Montana

CLERK & RECORDER



### CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Paul Skubinna, Public Works Director for the City of Great Falls, Montana do hereby certify that I have examined the accompanying AMENDED PLAT OF LOT 4A of AMENDED PLAT 2011-0000039 and the survey it represents. I find that it conforms to regulations governing the platting of lands and presently platted adjacent lands, as near as circumstances will permit. I hereby approve this Plat.

Dated this, \_\_\_\_ day of \_\_\_\_\_, 2023  
Paul Skubinna, Public Works Director, City of Great Falls, Montana

### CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyon, City Manager for the City of Great Falls, Montana do hereby certify that the accompanying AMENDED PLAT OF LOT 4A of AMENDED PLAT 2011-0000039 and the survey it represents was duly examined and approved by the Commission of the City of Great Falls, Montana at it's regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2023

Gregory T. Doyon, City Manager, City of Great Falls, Montana

### CERTIFICATE OF AVAILABLE MUNICIPAL SERVICES

I, Gregory T. Doyon, City Manager for the City of Great Falls, Montana do hereby certify that the City Commission of the City of Great Falls, Montana at it's regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2023 found that adequate municipal facilities for the water and the disposal of sewage and solid waste are available to the above described properties, namely the said facilities of the City of Great Falls, Montana. This certificate is made pursuant to Section 76-4-125(1)(d) M.C.A. and permits the Office of the Clerk and Recorder of Cascade County, Montana to record the accompanying plat.

Gregory T. Doyon, City Manager, City of Great Falls, Montana

### CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, do hereby certify that the accompanying AMENDED PLAT OF LOT 4A of AMENDED PLAT 2011-0000039 and the survey it represents has been submitted to the Great Falls Planning Board for examination by them and the same was approved at it's regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2023.

David Bertelsen, President, Great Falls Planning Board      Craig Raymond, Secretary, Great Falls Planning Board

### CERTIFICATE OF COUNTY TREASURER

I, Diane Heikkila, County Treasurer of Cascade County, Montana hereby certify pursuant to Section 76-3-207(3), M.C.A. that all real property taxes assessed and levied on the land described herein have been paid.

Assessment Code: 0001878000      Geocode: 02-3015-02-4-05-02-0000

Dated this, \_\_\_\_ day of \_\_\_\_\_, 2023

Diane Heikkila, Treasurer, Cascade County, Montana

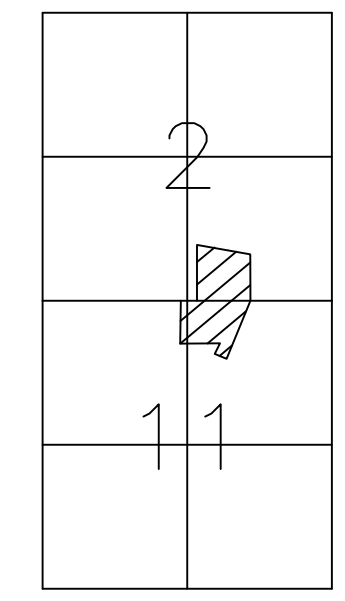
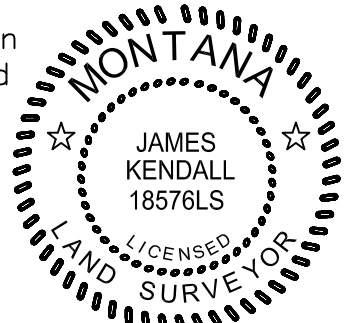
### CERTIFICATE OF SURVEYOR

I, James S Kendall, a Registered Professional Land Surveyor, Montana License Number 18576-LS, do hereby certify that I have performed the survey shown and described hereon; that survey was completed and all monuments established during February 2023; and that survey is true and complete as shown.

James Scott Kendall, PLS MT Reg. No. 18576-S



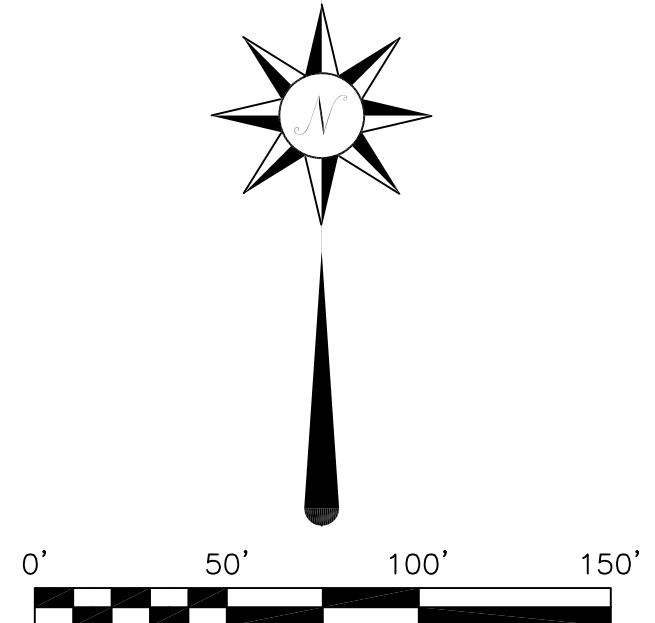
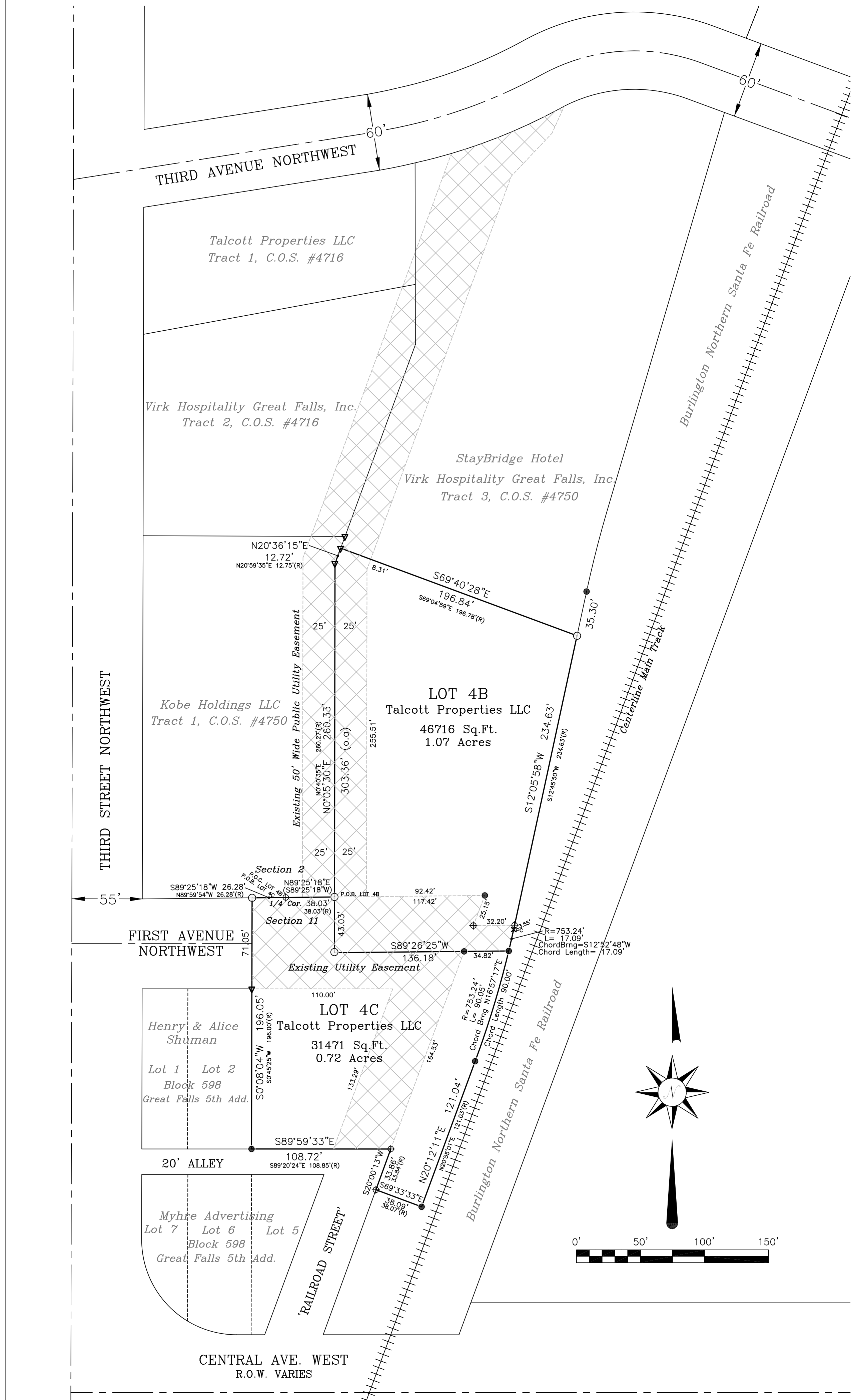
CITY-COUNTY HEALTH DEPT  
Great Falls, Montana  
Exempt From Health Dept. Review  
Date: \_\_\_\_\_  
By: \_\_\_\_\_



T20N, R3E, P.M.M.

KENDALL LAND SURVEYING, INC.  
BELT, MONTANA 59412  
406-217-7707

SCALE: 1" = 50'  
DRAWN BY: JSK  
DATE: 03FEBRUARY2023



RECORDED AT THE  
REQUEST OF  
MOUNTAIN TITLE

Return to: MTC \* Rerecord to add legal description - 1/17/19 - MFD  
EASEMENT AND SHARED ACCESS, PARKING AND MAINTENANCE AGREEMENT

This EASEMENT AND SHARED ACCESS, PARKING AND MAINTENANCE AGREEMENT ("Agreement") is entered into and effective on DECEMBER 20, 2018, by and between Talcott Properties LLC, West Bank Properties LLC. PO Box 2493, Great Falls, MT 59403

WHEREAS, the parties hereto desire to establish permanent easements for ingress and egress from adjacent city streets over and through the driveway areas located within the area depicted on Exhibit "A" attached hereto, commonly known as "West Bank One" and hereafter referred to at times as the Entire Parcel, to provide for the ongoing maintenance of such easement area and to establish a cross parking agreement for the permanent use of all parking areas as they currently exist within and upon the various individual properties (hereafter "Parcel" ) depicted on Exhibit "A" or as they may be modified in the future,

NOW, THEREFORE, in consideration of the recitals and mutual obligations of the parties herein expressed, Talcott Properties LLC and West Bank Properties LLC agree as follows:

1. Recitals:

A. The Entire Parcel consists of the property encompassed by the five Parcels depicted on Exhibit "A" attached hereto and numbered for convenience and other identification as may be used herein. Any future subdivision or consolidation of any Parcel(s) shall not alter the applicability of this Agreement to the property identified as the Entire Parcel herein.

B. The parties hereto may redevelop, build upon or alter the current configuration of their respective properties, provided that the number of parking spaces on their respective properties is not reduced and that vehicular access to 3<sup>rd</sup> Street NW, 1<sup>st</sup> Avenue NW, 3<sup>rd</sup> Avenue NW and the private access drive as depicted on Exhibit "A" are not altered in such manner as would lessen the current access that any individual property now enjoys. The parties may, by unanimous written agreement, approve an alternate configuration of development that may not be in conformance with this paragraph but is agreed to by all. In such event, an amendment to this Agreement shall be prepared and together with an amended Exhibit "A" shall be attached hereto and recorded.

C. As of the date hereof, the driveway area lying on the most southerly Parcel is not yet improved. When and if such improvement is made, Exhibit "A" shall be deemed amended to include such developed configuration, even if some variance exists between Exhibit "A" and the actual constructed configuration recognizing the intent of the Parties to share the cost of maintaining the common access provided by the driveway for the benefit of the Entire Parcel.

D. Subsequent owners of any Parcel within the Entire Parcel become a party to this Agreement.

**R0365413 ES**

Total Pages: 3 R 31.00 By: tmarch 12/31/2018 02:47:08 PM  
Cascade County, Rina Ft Moore - Clerk & Recorder



**R0366815 ES**

Total Pages: 4 R 38.00 By: tmarch 02/11/2019 03:15:43 PM  
Cascade County, Rina Ft Moore - Clerk & Recorder



STATE OF MONTANA }  
COUNTY OF CASCADE } SS  
I HEREBY CERTIFY THAT THE INSTRUMENT TO WHICH THIS CERTIFICATE IS ANNEXED, IS A TRUE, COMPLETE AND CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE.  
WITNESS MY HAND AND SEAL OF OFFICE

JAN 17 2019

/s/ RINA FT MOORE  
RINA FT MOORE  
Clerk and Recorder / Auditor / Surveyor  
By: [Signature]  
DEPUTY



2. Grant of Easements: The Parties hereto hereby grant to each other or to such other party as may hereafter acquire an interest in any of the properties depicted on Exhibit "A", nonexclusive easements for the purpose of vehicular or pedestrian traffic between each Parcel and (i) each other Parcel which is within the Entire Parcel; (ii) the public streets and alleys now or hereafter abutting or located on any portion of the area depicted on Exhibit "A"; (iii) the parking areas now and hereafter located on the Entire Parcel; and (iv) over, upon, across and through the Entire Parcel.

2. The parties agree to share the cost of maintaining, repairing and/or replacing the driveway area as depicted on Exhibit "A" including but not limited to striping, sweeping, snow removal and other maintenance and repair of the surface thereof and pavement, curbing and sidewalk repair or replacement in the proportions as follows:

Parcel 1	30 %
Parcel 2	10%
Parcel 3	20%
Parcel 4	20%
Parcel 5	20%

In Witness whereof, the undersigned have executed this agreement.

Brad Talcott

West Bank Properties LLC

Date: 12-20-2018

Brad Talcott

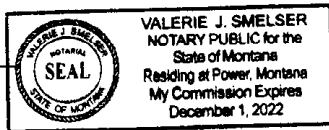
Talcott Properties LLC

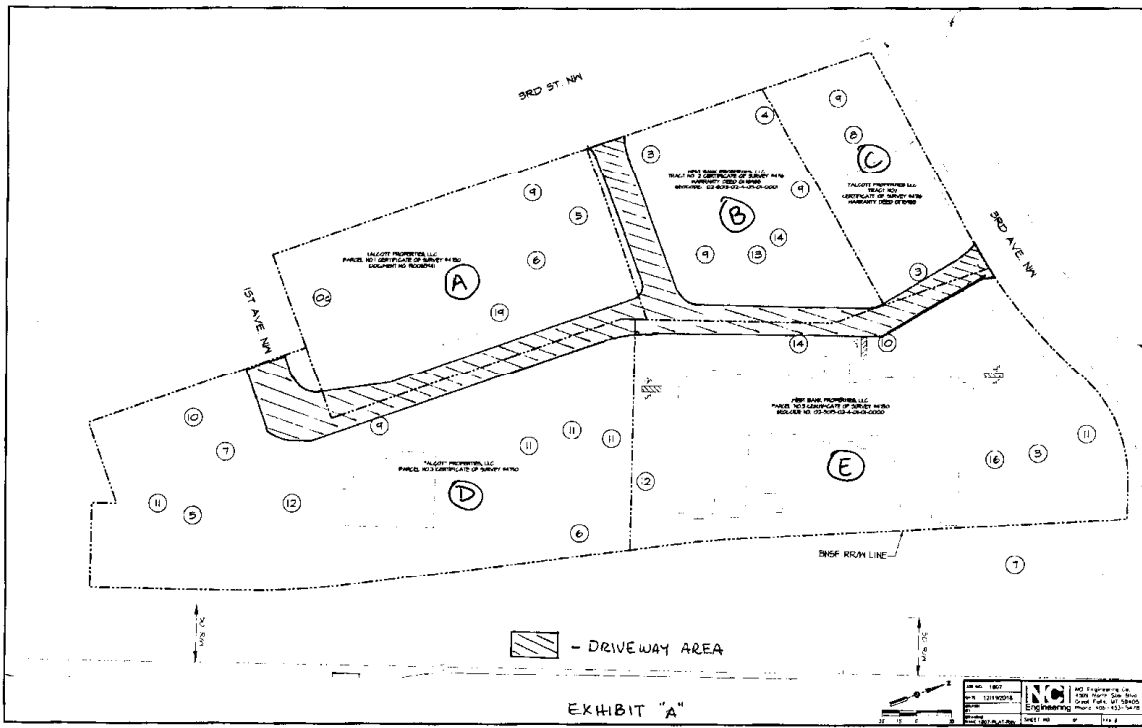
Date: 12-20-2018

STATE OF MONTANA  
COUNTY OF CASCADE

SUBSCRIBED and sworn to before me, the undersigned, by Brad Talcott, Member of both Talcott Properties LLC and West Bank Properties LLC this 20<sup>th</sup> day of December, 2018.

Valerie J. Smelser  
Notary for Montana

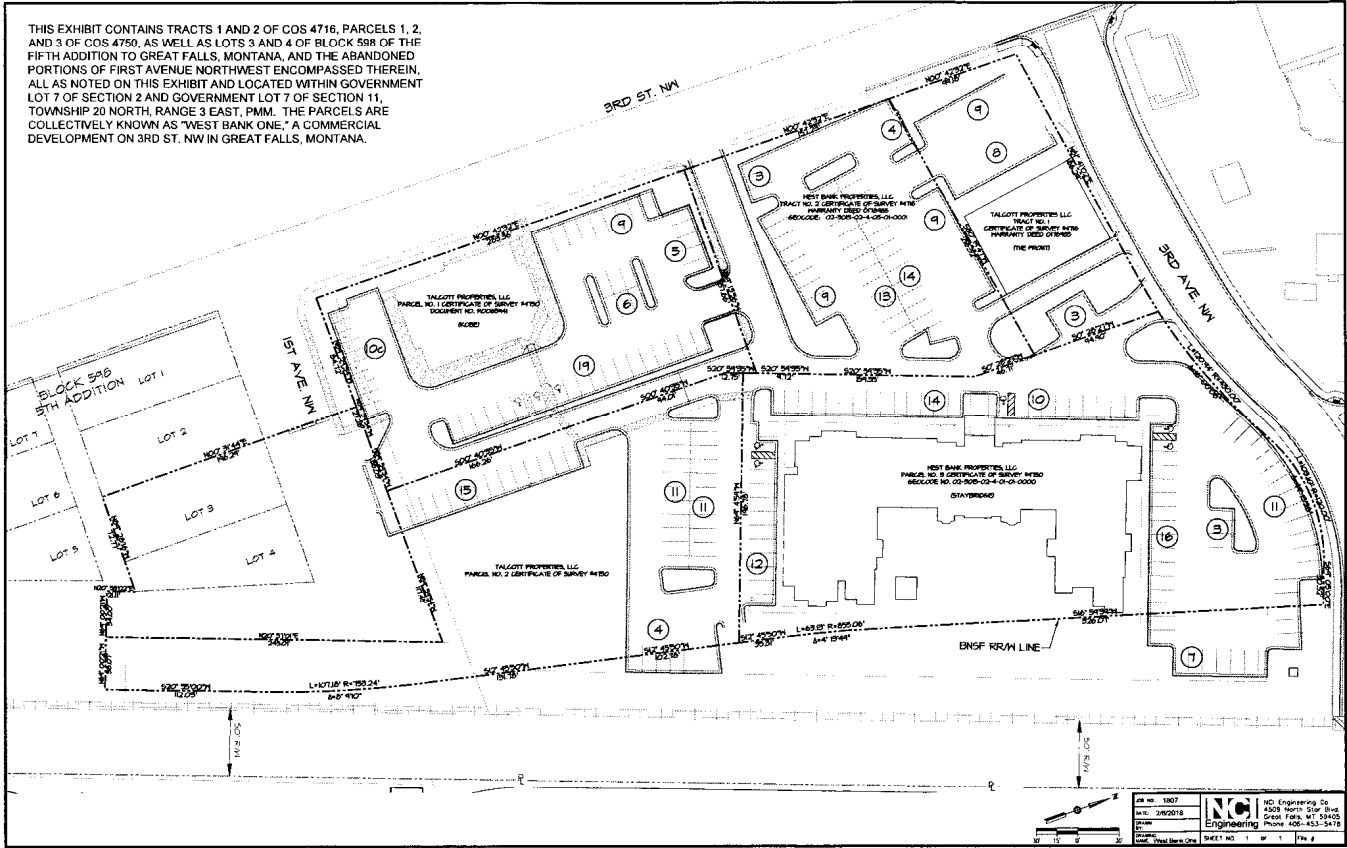




R0365413 12/31/2018 02:47:08 PM Total Pages: 3

\*

- A) Parcel No. 1 of Certificate of Survey No. S-0004750, being a parcel of land located in the SW1/4 and Government Lot 7, Section 2, T20N, R3E, PMM, Cascade County, Montana, filed August 26, 2011, records of Cascade County, Montana.
- B) Tract No. 2 of Certificate of Survey No. S-0004716, being a parcel of land located in the SW1/4 and Government Lot 7, Section 2, T20N, R3E, PMM, Cascade County, Montana, filed January 18, 2011, records of Cascade County, Montana.
- C) Tract No. 1 of Certificate of Survey No. S-0004716, being a parcel of land located in the SW1/4 and Government Lot 7, Section 2, T20N, R3E, PMM, Cascade County, Montana, filed January 18, 2011, records of Cascade County, Montana.
- D) Parcel No. 2 of Certificate of Survey No. S-0004750, being a parcel of land located in the SW1/4 and Government Lot 7, Section 2, T20N, R3E, PMM, Cascade County, Montana, filed August 26, 2011, records of Cascade County, Montana.
- E) Parcel No. 3 of Certificate of Survey No. S-0004750, being a parcel of land located in the SW1/4 and Government Lot 7, Section 2, T20N, R3E, PMM, Cascade County, Montana, filed August 26, 2011, records of Cascade County, Montana.



**Exhibit 20-4 (continued). Development standards for other zoning districts**

	M-1	M-2	C-1	C-2	C-3	C-4	C-5	PLI	GFIA	I-1	I-2
Residential density	500 sq. feet of lot area per dwelling unit	500 sq. feet of lot area per dwelling unit	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum lot size for newly created lots	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet
Minimum lot width for newly created lots	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Lot proportion for newly created lots (maximum depth to width)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3:1	3:1
Maximum building height of principal building	65 feet except as follows: 35 feet within 200 feet of an R-1, R-2, R-3 district; 45 feet	65 feet except as follows: 35 feet within 200 feet of an R-1, R-2, R-3 district; 45 feet	35 feet	65 feet	50 feet	100 feet by right; 101 feet to 160 feet as conditional use	55 feet	100 feet by right; 101 feet to 160 feet as conditional use, except as follows; in	65 feet	45 feet	none

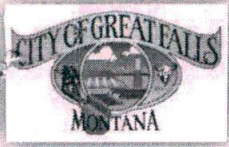
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(Supp. No. 17)

	when within 200 feet to 350 feet of an R-1, R-2, R-3 district; and 65 feet when more than 350 feet from an R-1, R-2, R-3 district	when within 200 feet to 350 feet of an R-1, R-2, R-3 district; and 65 feet when more than 350 feet from an R-1, R-2, R-3 district						the proposed medical district master plan area, 160 feet by right			
Maximum building height of accessory building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	n/a	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	35 feet	none
Minimum front yard setback of principal and accessory buildings	none	Existing Industrial: 20 feet	15 feet	none	25 feet	none	15 feet	25 feet	25 feet	20 feet	10 feet
Minimum side yard setback of principal	Commercial: none Residential: none	Commercial: none Residential: 5 feet each	10 feet each side	10 feet each side	15 feet each side	none	10 feet each side	10 feet each side	none	10 feet each side	10 feet each side, 15 feet

and accessory buildings	5 feet each side	side Existing Industrial: 15 feet each side									when side yard abuts a non-industrial zoning district
Minimum rear yard setback of principal and accessory buildings	10 feet	10 feet	15 feet	1/10 of lot depth but not less than 1/10 of building height	1/10 of lot depth but not less than 1/10 of building height	none	1/10 of lot depth but not less than 1/10 of building height	1/10 of lot depth but not less than 1/10 of building height	none	5 feet	5 feet
Maximum lot coverage of principal and accessory buildings	Corner lot: 70% Other lots: 65%	Corner lot: 70% Other lots: 65%	Corner lot: 50% Other lots: 40%	Corner lot: 70% Other lots: 60%	Corner lot: 70% Other lots: 60%	100%	Corner lot: 70% Other lots: 60%	Corner lot: 70% Other lots: 60%	none	Corner lot: 85% Other lots: 70%	Corner lot: 85% Other lots: 70%

( Ord. 3232 , 2021; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012)



BOARDS AND COMMISSIONS  
CITIZEN INTEREST FORM  
(PLEASE PRINT OR TYPE)

RECEIVED  
JAN 31 2023  
CITY MANAGER

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: <i>Great Falls Planning Advisory Board</i>		Date of Application: <i>1/30/23</i>
Name: <i>Les Bruner</i>		
Home Address: <i>1321 Beargrass Drive GF, MT 59404</i>		Email address: <i>lesbruner08@yahoo.com</i>
Home Phone: <i>N/A</i>	Work Phone: <i>406-403-0780</i>	Cell Phone: <i>406-399-6562</i>
Occupation: <i>Sales Manager</i>	Employer: <i>Pella Windows &amp; Doors</i>	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)		
Related experiences or background: <i>I have been in the supply side of construction for 25 years. I understand the importance of this job.</i>		
Educational Background: <i>GF native. Graduated GFHS. Attended College of GF for 3 Semesters</i>		
<b>IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:</b>		
Previous and current service activities: <i>Boy Scouts of America, Great Falls Home Builders Association, Montana Building Industry Association, Electric City Speedway.</i>		
Previous and current public experience (elective or appointive): <i>Chairman of GF Home and Garden Show. Associate Delegate for Montana with the National Home Builders Association. Part State Fair Advisory Board Member</i>		
Membership in <u>other</u> community organizations: <i>No.</i>		

Have you ever worked for or are you currently working for the City of Great Falls? Yes  No  If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes  No  If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes  No  If yes, what board and when did you serve?

*State Fair Advisory Board - 1 year Board was dissolved mid term.*  
Are you currently serving on a Board? Yes  No  If yes, which board?

Are you a Qualified Elector? Yes  No   
(Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)

Please describe your interest in serving on this board/commission?

*I would like to become a component to the growth of Great Falls. My tenure within the city, sales experience of my job, and involvement in the building industry will provide a decisive applicant.*

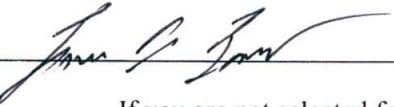
Please describe your experience and/or background which you believe qualifies you for service on this board/commission?

*I have worked amongst the contractors in this town for over twenty years. Within this same time, I have and will continue to dedicate a tremendous amount of time to my local home builders association on a city, state, and national level. My involvement within all the building component personnel*

Additional comments:

*Keep me informed of the city's situation, which I would like to be a part of.  
\* A level of professionalism to deliver smart growth.*

Signature



Date:

*1/30/23*

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

**Return this form to:**

Mail: City Manager's Office  
P.O. Box 5021  
Great Falls, MT 59403

Hand Deliver: City Manager's Office  
Civic Center, Room 201  
2 Park Drive South

Email:  
kartis@greatfallsmt.net





BOARDS AND COMMISSIONS  
CITIZEN INTEREST FORM  
(PLEASE PRINT OR TYPE)

RECEIVED  
FEB 6 2023  
CITY MANAGER

Agenda #7.

*Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.*

Board/Commission Applying For: City Zoning, Planning and Development, Planning Advisory Board , and similar ones		Date of Application: 2/6/2023	
Name: Pat M Goodover II			
Home Address: 803 Forest Avenue Great Falls, MT 59404		Email address: sbp@centric.net	
Home Phone: 406-799-2030	Work Phone: 406-727-8222	Cell Phone: 406-799-2030	
Occupation: Realtor/developer		Employer: Self	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)			
Related experiences or background: See attached			
Educational Background: Graduate of Great Falls, High School BS Degree from MSU-Bozeman in Microbiology Accounting degree from Univ. of Great Falls			
<b>IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:</b>			
Previous and current service activities: See attached			
Previous and current public experience (elective or appointive): See attached			
Membership in other community organizations: Current member of Neighborhood Council 1 Current and former member of various State Boards			

Have you ever worked for or are you currently working for the City of Great Falls? Yes  No  If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes  No  If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes  No  If yes, what board and when did you serve?

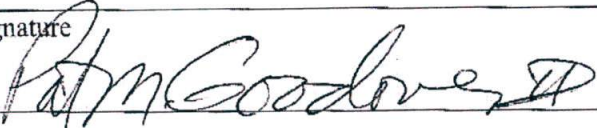
Are you currently serving on a Board? Yes  No  If yes, which board?  
State Board

Are you a Qualified Elector? Yes  No   
(Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)

Please describe your interest in serving on this board/commission?  
I have lived in Great Falls for over 60 years and have seen it ebb and flow. I have a ninterest in seeing Great Falls prosper. As a business person I have had to coordinate my activities with the City. This board is a critical sēep in making Great Falls successful.

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?  
My resume covers most of it. I have had interactions with the Planning and development department and the other zoning boards in the past. I think there needs to be improvement as it relates to the public.

Additional comments:  
I am passionate about the future of Great Falls. I am at a point in my business life that I can step back and take a more active role in serving the community I grew up in.

Signature:  Date: 2/6/2023

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

**Return this form to:**

Mail: City Manager's Office  
P.O. Box 5021  
Great Falls, MT 59403

Hand Deliver: City Manager's Office  
Civic Center, Room 201  
2 Park Drive South

Email:  
kartis@greatfallsmt.net

## RESUME

### PAT M. GOODOVER II

#### Education:

B.S. in Microbiology June 1973 from Montana State University. Bozeman, Montana

Real Estate Salesman=s License: June 30, 1978

Real Estate Broker=s License: June 30, 1980

Accounting Degree: BS in Accounting June 2009 from University of Great Falls.

#### What I do currently:

1. Real Estate Broker for Professional Brokers of Great Falls, Inc. from 1980 to present.
2. Manage the 2-J's Shopping Complex-since 2003
3. Manage and developed the Westside Subway building and H&R Block building (strip malls)
4. Manage several real estate houses as rentals.
5. Have a working knowledge of various tax issues and laws affecting businesses.

#### Current Public Experience

1. Public Member of the Board of Engineers and Land Surveyors-1 year
2. Member Neighborhood Council #1-2<sup>nd</sup> term.

#### Previous Public Experience

1. Montana Board of Realty Regulation-8 years
2. Chairman of the Montana Board of Realty Regulation-1 year
3. Montana Board of Physical Therapy for 6 years (2 terms)

#### Previous Private Experience

1. Over 10 years on the local Realtor Board of Directors.
  - a. I have been the Treasurer, Secretary, Local Director, President-elect, Vice President, President, and Past President.
2. President of the local Realtor Association-Twice

#### Why I am suited for this board

1. I am not a stranger to controversy.
  - a. I was the real estate broker involved with the successful placement of the private prison in Shelby.

- b. I was the first real estate broker in Great Falls to represent buyers. Prior to this, EVERY real estate agent was an agent or sub-agent of the seller. I went a different direction by representing buyers. That is the "norm" today, but it wasn't back then. It was radical and controversial.
  - c. I have been the President of the local Realtor association twice, sitting on that board for over 10 years. Realtors don't always get along.
2. I understand Robert's Rules very well.
  3. I am willing to listen to other opinions, even if they are different from mine.
  4. I understand how boards work, what they can and cannot do.
  5. I understand how a government board works and some of the nuances associated with a government board that private entity boards do not face.
  6. As a real estate broker I have the knowledge needed for zoning issues, real estate property issues, and anything else that may come before this Board or Committee.
  7. As an individual with an accounting degree, I can understand some of the nuances that may come to play with zoning issues.
  8. As someone who has lived in Great Falls and Cascade County since 1956, I know the history of this city and county, and the potential of both.
  9. I have the knowledge and experience necessary to be a successful participant on this Board.



**BOARDS AND COMMISSIONS  
CITIZEN INTEREST FORM  
(PLEASE PRINT OR TYPE)**

**RECEIVED**  
FEB 9 2023  
CITY MANAGER

Agenda #7.

*Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.*

Board/Commission Applying For: <i>G. F. planning Board</i>		Date of Application: <i>2/3/2023</i>
Name: <i>Jake Schneiderhan</i>		
Home Address: <i>1428 29th AVE South Great Falls, MT 59405</i>		Email address: <i>SSSBHC@gmail.com</i>
Home Phone:	Work Phone:	Cell Phone: <i>406-788-4753</i>
Occupation: <i>Own HVAC Company</i>		Employer: <i>Schneiderhan Brothers H/C</i>
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)		
Related experiences or background: <i>-17 Years Construction -HVAC License - OSHA 10 &amp; 30 -Gas License</i>		
Educational Background: <i>4 year Union Apprenticeship Program MT State SATC</i>		
<b>IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:</b>		
Previous and current service activities:		
Previous and current public experience (elective or appointive):		
Membership in other community organizations: <i>Home Builders Newberry</i>		

Have you ever worked for or are you currently working for the City of Great Falls? Yes  No  If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes  No  If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes  No  If yes, what board and when did you serve?

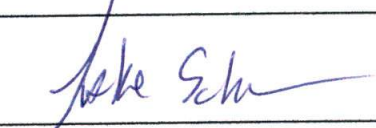
Are you currently serving on a Board? Yes  No  If yes, which board?

Are you a Qualified Elector? Yes  No   
(Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)

Please describe your interest in serving on this board/commission?

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?

Additional comments:

Signature  Date: 2/3/2023

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

**Return this form to:**  
Mail: City Manager's Office  
P.O. Box 5021  
Great Falls, MT 59403

Hand Deliver: City Manager's Office  
Civic Center, Room 201  
2 Park Drive South

Email:  
kartis@greatfallsmt.net



BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Planning advisor board
Date of Application: 1/25/23
Name: Kevin Taggart
Home Address: 1100 23rd ave sw Great Falls MT 59404
Email address: kevin@dahlquistrealtors.com
Home Phone:
Work Phone:
Cell Phone: 406-868-9908
Occupation: Realtor
Employer: Dahlquist Realtors
Would your work schedule conflict with meeting dates? Yes [ ] No [x] (If yes, please explain)
Related experiences or background: I have been a Realtor in Great Falls since 2019 and been involved in housing since 2018
Educational Background: 2006 CMR Grad. Associates Degree from MSU Northern in 2008
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:
Previous and current service activities: None
Previous and current public experience (elective or appointive): None
Membership in other community organizations: -I am a member of Great Falls Symphonic Choir
-I sat in on the Housing Task force meetings after our recent housing survey

Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?	
Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?	
Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?	
Are you currently serving on a Board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, which board?	
Are you a Qualified Elector? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)	
Please describe your interest in serving on this board/commission? Having grown up in Great Falls since I was 5 and returned after college. I have a great interest in doing my part to help Great Falls grow and thrive. I try to be very involved with current events and other happenings in town.	
Please describe your experience and/or background which you believe qualifies you for service on this board/commission? I feel my background as a Realtor, property owner, and landlord will help bring a broad perspective to the group.	
Additional comments:	
Signature <i>Kevin Taggart</i>	Date: 1/25/23

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

**Return this form to:**

Mail: City Manager's Office  
 P.O. Box 5021  
 Great Falls, MT 59403

Hand Deliver: City Manager's Office  
 Civic Center, Room 201  
 2 Park Drive South

Email:  
 kartis@greatfallsmt.net