



Planning Advisory Board/Zoning Commission Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
January 28, 2025
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, January 28, 2025 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

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

Dave Bertelsen - Chair

Tory Mills - Vice Chair

Julie Essex

Lindsey Gray

Pat Green

Samantha Kaupish

Jake Schneiderhan

3. Staff Recognition
4. [Approval of Meeting Minutes – October 8, 2024](#)

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. [Public Hearing – Request for a Conditional Use Permit \(CUP\) to expand a nonconforming use to construct a building addition onto the existing church located in the R-2 zoning district upon the property addressed as 800 Sacajawea Dr. located in Lots 1, 16-18 of Block 6, N Riverview Terrace Addition Section 5 Part 1, Section 36, T21N, R3E](#)

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

6. Board Recommendation for New Members
7. Election of Officers for 2025
8. Growth Policy Update Presentation

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
October 8, 2024**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Planning Board Members present:

Tory Mills, Vice Chair
Julie Essex
Lindsey Gray
Samantha Kaupish
Jake Schneiderhan

Planning Board Members absent:

Dave Bertelsen, Chair
Pat Green

Planning Staff Members present:

Brock Cherry, Director of Planning and Community Development
Andrew Finch, Sr. Transportation Planner
Rachel Campbell, Permit Technician
Jamie Nygard, Sr. Administrative Assistant

Other Staff present:

Rachel Taylor, Deputy City Attorney, at 3:07 PM

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

MINUTES

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Vice Chair Mills asked if there were any comments or corrections to the meeting minutes on June 11, 2024. Seeing none, Ms. Essex made a motion to approve, Seconded by Mr. Schneiderhan. All in favor, the minutes were approved.

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

Great Falls Area Long Range Transportation Plan 2024

Andrew Finch, Senior Transportation Planner, presented to the Board. He stated that the Great Falls Long Range Transportation Plan is updated every five years. He noted that the Planning Advisory Board is part of the Transportation Planning process, as the Chair serves on the Policy Coordinating Committee and will represent the Board and the action taken at the meeting. He stated that the Board is being asked to take action today and make a recommendation to the City Commission as the advisory Board on planning topics. Mr. Finch noted that Great Falls is an urban area of over 50,000 people, so it is a federal mandate to provide a transportation plan that meets the local needs and is also in compliance with federal regulations. The benefit is that the City benefits from federal transportation gas tax dollars, which can be spent locally on transportation projects.

Mr. Finch provided a brief background and overview of the Plan.

1. Plan Overview - The Long-Range Transportation Plan for the Great Falls Metropolitan Area.
 - Mr. Finch presented a map of the boundary lines.
 - Robert Peccia and Associates, out of Helena, was hired to consult.
 - Inventoried the existing transportation system.
 - Forecasts future population growth and traffic conditions.
 - Analyzed data to determine existing and future system performance.
 - Recommends solutions to meet system and user needs.
 - Complies with fiscal constraints and performance target requirements.
 - Planning Goals
 - Preserve and maintain the transportation system.
 - Improve accessibility and connectivity.
 - Improve reliability for efficient movement.
 - Provide safe, secure, and resilient systems.
 - Promote consistency between transportation improvements and growth.
 - Protect and enhance the environment.
 - Develop and deliver cost-effective projects.
2. Public Involvement
 - Existing Conditions
 - Establish baseline conditions.
 - Understand community priorities.
 - Identify needs and areas of concern.
 - Visioning
 - Establish a clear vision for the future transportation system.

- Define goals to help achieve the vision.
 - Brainstorm potential solutions.
 - Recommendations
 - Identify recommendations. The public gave input on the recommendations.
 - Present recommendations to the public and stakeholders for feedback.
 - Plan approval and adoption.
 - Electronic
 - Interactive commenting map
 - Video/FAQs
 - Documents/Maps
 - Survey (575 responses)
 - Email List
 - Public Meetings
 - Existing and projected conditions
 - Recommendations
 - Committed projects – funding identified and programming
 - Annual Programs – maintenance or preservation programs
 - Recommended – prioritized and fiscally constrained
 - Illustrative – no identified source of funding over the next 20 years.
 - Other – planning or general funds, not fiscally constrained.
 - Non-motorized recommendations:
 - Bike boulevard
 - Bike lanes
 - Shared use paths
 - Widened sidewalk
 - Sidewalk
 - Spot improvements
 - Transit recommendations – Mr. Finch stated that the Transit District does their own planning and encouraged the Board to contact the Transit District with any questions.
3. What was considered:
- Traffic
 - Multimodal accommodations
 - Roadway capacity
 - Intersection operations
 - Safety
 - Behavioral and location-based trends
 - Infrastructure
 - Condition and maintenance needs
 - Future development
 - Population
 - Employment growth
4. Prioritization Process
- Community Goals
 - Preservation and maintenance
 - Accessibility and connectivity
 - System reliability
 - Safety, security, and resiliency
 - Economic Vitality

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- Minimized impacts
- Efficient project delivery
- 5. Visionary major street network
 - Provide continuous routes across Great Falls. Convenient connections to meaningful destinations.
 - Guide for future land development and transportation projects.
 - Conceptual alignments may change depending on outside factors.
 - Assure non-motorized facilities will be considered in future development.
- 6. Achieving the Long-Term Vision
 - Performance Measures and Targets- Adopt the State of Montana's targets.
 - Safety performance
 - Pavement and bridge condition
 - Reliability and system performance
 - Transit performance and safety

Mr. Finch stated that planning is the first phase of the implementation phase, where projects are identified, and development and construction follow. Adopting the Long-Range Transportation Plan is the first step of the process. There is a five-year capital improvement plan that includes all transportation funding considerations. The Policy Coordinating Committee reviews this plan annually to ensure funding is available to address necessary transportation needs.

Mr. Finch stated that Staff recommended the Planning Advisory Board adopt the Long Range Transportation Plan and recommend adoption to the City Commission.

PUBLIC COMMENTS

None.

BOARD DISCUSSION AND ACTION

Ms. Essex asked about the amount of federal funding allocated for the Long Range Transportation Plan. Mr. Finch replied that the plan contains a table specifying the funding, which varies depending on the project and funding source. The total recommended project funding is \$206,000,000, with \$373,000 coming from federal sources.

Mr. Mills inquired about the timeline for developing the plan after securing funding. Mr. Finch explained that due to the necessary regulations and the fact that most of the projects are being developed by the state, it could take 6-7 years.

MOTION: That the Planning Advisory Board approve and recommend the City Commission approve the Great Falls Long Range Transportation Plan – 2024.

Made by: Ms. Essex

Second by: Ms. Gray

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Vote: All in favor, the motion passed 5-0

COMMUNICATIONS

Mr. Cherry provided an update on the progress of updating the Growth Policy. He shared a list of the selected Steering Committee members and mentioned that the Growth Policy branding has been finalized. Additionally, the consultant team completed their initial reconnaissance mission to Great Falls, where they met with topic-specific stakeholder groups to better prepare for effective and comprehensive public engagement.

The consultant staff is finalizing an analysis of the community's existing conditions and the 2013 Growth Policy audit. The Public Engagement Plan and the project website, FutureGreatFalls.com, are also being finalized. The website will include information on the process, educational content, engagement opportunities, project milestones, a comment forum, and a listserv sign-up. Staff is also currently preparing for comprehensive engagement efforts and a community survey for Quarter 1 of 2025.

Mr. Cherry explained that the official role of the Planning Advisory Board is to review staff presentations regarding the Growth Policy in accordance with the Montana Land Use Planning Act 76-25-104 (3). The Board will then make formal recommendations to the City Commission regarding the Growth Policy. Mr. Cherry stated that prior to making a recommendation to the City Commission to adopt or amend a land use plan and future land use map, the Planning Board shall provide public notice and participation in accordance with 76-25-106 and accept, consider, and respond to public comments on the proposed land use plan and future land use map. All public comments must be part of the administrative record transmitted to the governing body.

Mr. Cherry mentioned that there will be regular updates due to the Planning Advisory Board's role in the process. He also encouraged Board Members to participate in any engagement activities they are interested in as they are also city residents.

BOARD COMMENTS

Ms. Essex suggested offering public engagement opportunities in the evenings and weekends to accommodate residents' work schedules. Mr. Cherry mentioned that it is acknowledged and that there will be multiple ways for the public to participate.

PUBLIC COMMENT

None.

ADJOURNMENT

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There being no further business, Vice Chair Mills adjourned the meeting at 3:40 p.m.

CHAIRMAN DAVE BERTELSEN

SECRETARY BROCK CHERRY



Meeting Date: January 28,
2025

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

- Item:** Public Hearing – Request for a Conditional Use Permit (CUP) to expand a nonconforming use to construct a building addition onto the existing church located in the R-2 zoning district upon the property addressed as 800 Sacajawea Dr. located in Lots 1, 16-18 of Block 6, N Riverview Terrace Addition Section 5 Part 1, Section 36, T21N, R3E
- Initiated By:** Mountain View Evangelical Lutheran Church
Tony Spek and Keith Gibbs, Church Council Members
- Presented By:** Tracy Martello, Assistant City Planner, 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 Zoning Commission recommend the City Commission (approve/deny) the Conditional Use Permit 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 applicants.”

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

Summary:

Mountain View Evangelical Lutheran Church has submitted an application for a Conditional Use Permit (CUP) to expand its non-conforming "worship facility" use. The proposal includes a 2,334 square-foot addition to the existing church building (worship facility) located at 800 Sacajawea Drive, which is situated within the R-2 Single-Family Medium Density zoning district. The addition will be constructed on the west side of the current church building along 8th Street NE. The applicant plans to utilize the first floor (1,169 square feet) for a fellowship hall and a pastor's office, while the basement area (1,165 square feet) will be designated as a transitional space.

According to the applicant's narrative the addition of the fellowship hall will help alleviate existing congestion in the church entryway and provide a space for members to gather before and after services. The new pastor's office will be located on the main floor to host counseling sessions and small meetings. The previous office was converted into handicap-accessible bathrooms in 2005 to meet current building code requirements. The basement will be used for congregational meals and youth classrooms. The additional space will provide dedicated classrooms to improve classroom management, reduce noise, and accommodate modern learning technologies.

The proposed addition is designed to enhance the church's functionality for its current congregation and the greater community, which has remained steady since 1980, with an average membership of 40-60 congregants. The majority of church services are held on Sundays, and members will continue to utilize the current on-site parking.

Background:

Conditional Use Permit:

The 1.45 acre property includes the Church and a parsonage located to the east. The Church was established in 1966. The City's current zoning for the subject property R-2 Single-Family Medium Density, requires that a church (worship facility) obtain a conditional use permit in order to operate. When the applicant engaged the City about the project, they were informed the process for expanding the non-conforming use of a worship facility located in the R-2 Single-Family zoning district is through a Conditional Use Permit.

To the west of the subject property is City park land, known as Riverside Baseball Field. To the south, the zoning designation is R-5 Multi-Family Medium Density, which consists of existing residential fourplexes. Properties to the east and north are within the R-2 Single-Family Medium Density zoning district, consisting of single-family homes.

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

The building expansion is not intended to accommodate a growing membership. In discussions with the applicant, it was determined that the existing parking lot is sufficient for current membership. According to the building plan submission, the worship space has an occupancy of up to 98 parishioners. Parking requirements for worship facilities are one per five seats, as outlined in OCCGF §17.36.2.020. The current lot meets the need of 20 parking spaces. City Staff concludes the current parking arrangement provides adequate capacity.

Notice of this Public Hearing was published in the Great Falls Tribune on January 12, 2025. Notice was additionally mailed to all property owners within 150 feet of the subject property, and a sign is posted on the property. As of the submission of this report, staff has not received any public comments.

In addition to this CUP request, the building expansion project will require a building permit. Representatives from the City's Planning Division, Building Division, Engineering Division and Great Falls Fire Rescue have met with the applicant to discuss the building permit and will review the required plans and specifications. Within the Conditions of Approval, establishment of a CUP is required within

one year of approval. The applicant has indicated that building addition is anticipated to commence spring of 2025.

Neighborhood Council Input:

The subject property is located within Neighborhood Council #3. Due to the holiday, the January meeting was canceled. Information related to the project was shared with the Council via email. The Council Chair responded to the email and indicated there were no concerns. The Church's request is on the agenda to present to Council #3 on February 6th. A summary of that meeting will be reported to the City Commission.

Concurrences:

Representatives from the City's Engineering Division, Great Falls Fire Rescue, and Building Division have reviewed the proposal and have no objections to the issuance of the Conditional Use Permit.

Fiscal Impact:

Approval of the Conditional Use Permit would have no adverse fiscal impacts on the City of Great Falls. The Church will pay for the cost of site improvements, and City Police and Fire already serve the property.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit with the following conditions:

Conditions of Approval:

1. **Modifications:** It is understood that minor changes are often necessary during the development and operation of a conditional use. The Administrator (the Administrator is the City employee assigned by the City Manager to administer conditional uses) is hereby authorized to permit minor changes, as provided below.
2. **Changes in Use:** Conditional uses are regulated as such because the use presents the possibility of significant impacts on the community. Therefore, changes in conditional uses must be strictly limited. A significant change in the type or level of activity, may void the conditional use permit. Proposed changes shall be submitted to the Administrator, who may require that the permit be amended following the same public process used for its adoption.
3. **Expiration:** The conditional use permit shall expire one (1) year after the date of issuance, if the operation has not been established for the applicant's request. The Administrator may extend the expiration date if substantial work is ongoing.
4. **Abandonment:** If a conditional use ceases to operate for more than six (6) months, the conditional use permit is void.
5. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
6. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

Alternatives:

The Zoning Commission could recommend denial of the Conditional Use Permit. If so, an alternative Basis of Decision would be required to support this action.

Attachments/Exhibits:

- Basis of Decision
- Location Map
- Zoning Map
- Project Narrative
- Preliminary Plans

CONDITIONAL USE PERMIT - BASIS OF DECISION

The applicant is requesting a Conditional Use Permit (CUP) to allow the expansion of a church (worship facility), which includes a building addition onto the existing church for the property addressed as 800 Sacajawea Drive and in the R-2 Single-Family Medium Density zoning district for 1.25 acres addressed as 800 Sacajawea Dr. and legally described as Lots 1, 16-18 of Block 6, North Riverview Terrace Addition Section 5, Part 1 to the City of Great Falls.

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

The proposed conditional use for the subject property is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. The proposed project specifically supports the following Goals and Policy from the Social, Physical, and Implementation portions of the Growth Policy:

- **Social Goals**
 - To recognize the many societal inter-relationships that contribute to an individual's well-being and advancement. Page 29
- **Physical Goals**
 - Foster a development pattern that encourages infill development, adaptive reuse and the use of existing infrastructure as opposed to sprawl, low density and haphazard development. Page 88
 - Promote and incentivize infill development that is compatible with the scale and character of established neighborhoods. Page 161
- **Implementation Goals**
 - Encouraging social connectivity in neighborhood design and lay-out. Page 123
 - Supporting mixed land use and densities that supports connections between uses. Page 124

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

The establishment, maintenance or operation of the proposed conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare of the community. The worship facility is established and fits into the context of the surrounding area.

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

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. It is not anticipated that this project would diminish and impair property values within the neighborhood.

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

The proposed project will not impede the normal and orderly development and improvement of surrounding properties. To the west of the subject property is City of Great Falls parkland, known as Riverside Baseball Field. To the south the zoning designation is R-5 Multi-Family Medium Density, which contains existing fourplex multi-family units. To the east and north is the R-2 Single-Family Medium Density zoning district, consisting of single-family homes. This area has a

diverse mix of zoning designations, and for this reason the Conditional Use fits well onto the subject property and within the context of the surrounding properties.

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

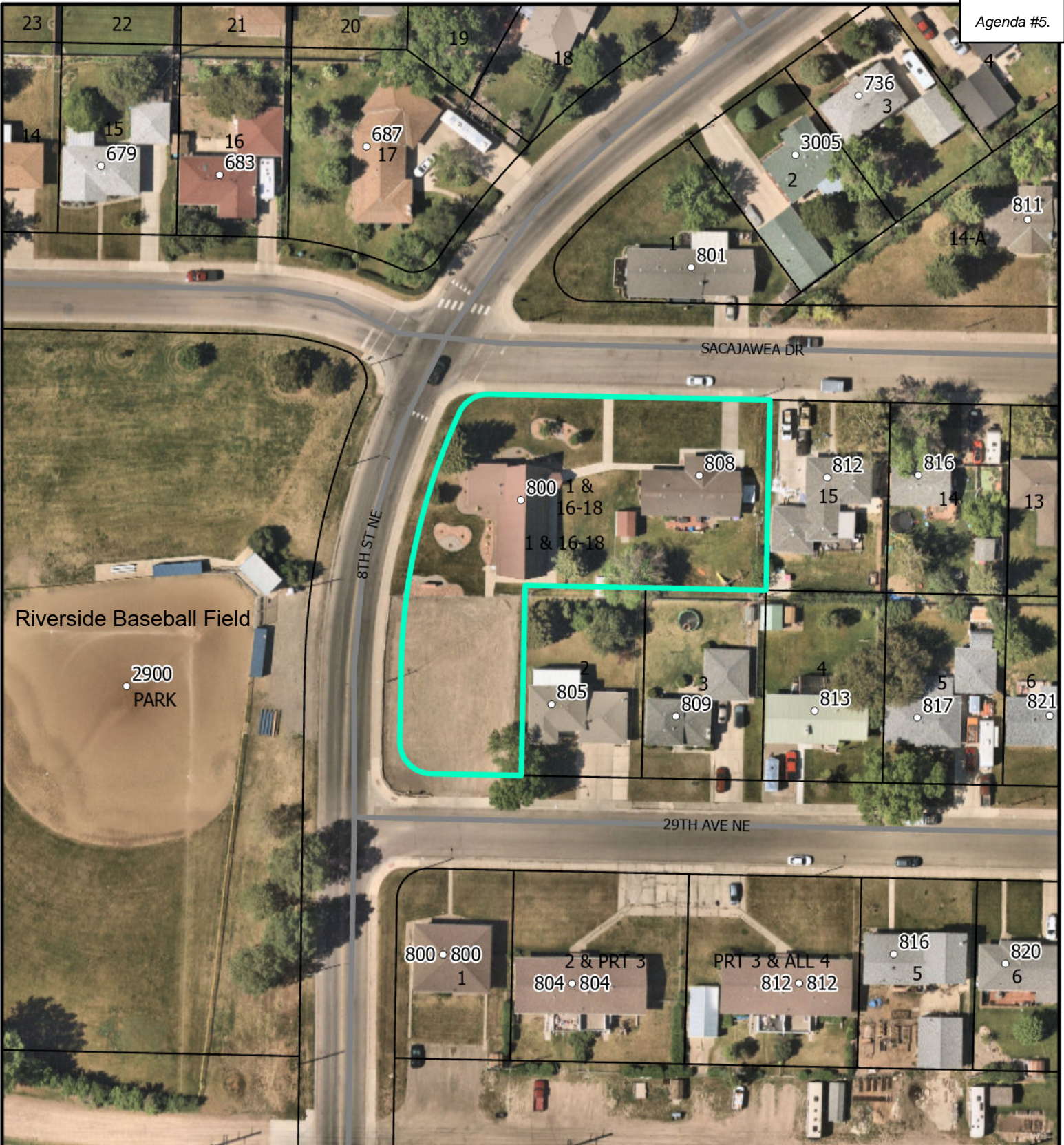
Utilities, access roads, drainage and other necessary facilities currently exist around the subject property. The proposed addition will continue to use these existing facilities including existing roads and utility connections.

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

The church (worship facility) has existed since 1966 and does not propose to modify any existing ingress or egress. The church experiences peak traffic on Sundays, which coincides with low traffic flow. As a result, there is no concern of additional congestion resulting from the approval of the CUP.

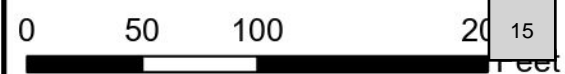
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.

The proposed CUP will conform to all applicable regulations of the *Title 17 - Land Development Code* including the dimensional standards of the R-2 zoning district. In addition, the building expansion project will require a building permit and will be required to comply with all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.



Location Map

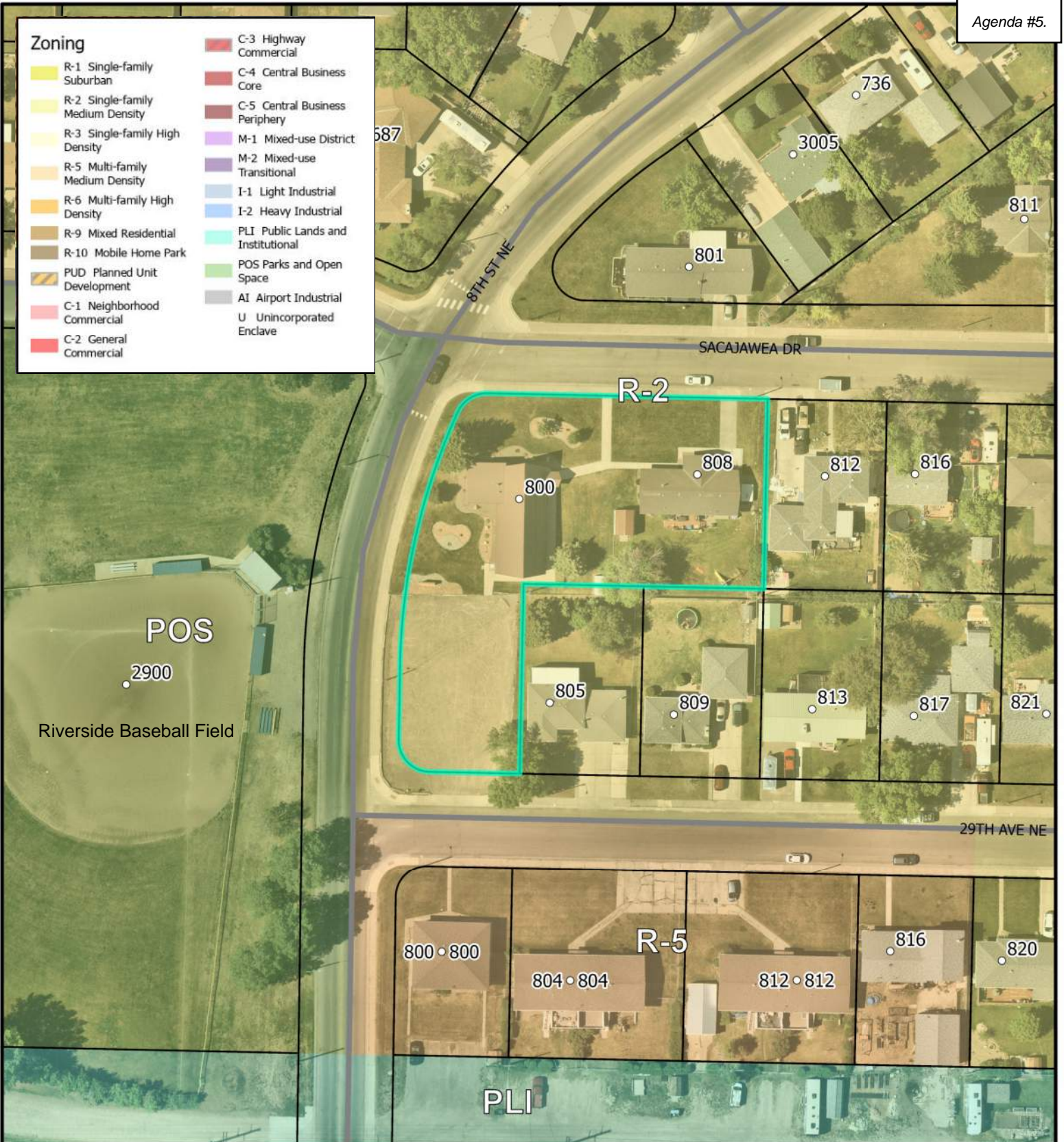
— Subject Property



800 Sacajawea Dr.

Zoning

- R-1 Single-family Suburban
- R-2 Single-family Medium Density
- R-3 Single-family High Density
- R-5 Multi-family Medium Density
- R-6 Multi-family High Density
- R-9 Mixed Residential
- R-10 Mobile Home Park
- PUD Planned Unit Development
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Highway Commercial
- C-4 Central Business Core
- C-5 Central Business Periphery
- M-1 Mixed-use District
- M-2 Mixed-use Transitional
- I-1 Light Industrial
- I-2 Heavy Industrial
- PLI Public Lands and Institutional
- POS Parks and Open Space
- AI Airport Industrial
- U Unincorporated Enclave



Zoning Map



800 Sacajawea Dr.

○ City Addresses

□ Subject Property

□ Parcels



Mountainview Evangelical Lutheran Church
800 Sacajawea Drive Great Falls, MT 59404

October 19 2024

Conditional Use Permit

City of Great Falls

We are seeking a building permit to add a 1260 sq ft extension to our current church building. The new addition's first level will feature an entryway from our existing parking lot, a pastoral office, and a fellowship area for pre- and post-worship. The lower level will consist of two youth educational classrooms.

Since being built in 1966, this church building has been the home of Mountainview Ev. Lutheran Church, member of the Wisconsin Evangelical Lutheran Synod (WELS). Average weekly attendance has remained between 40-60 persons since 1980. In the early 2000s the main entrance was changed from the north side of the church to the east side. Even after that change, our entry way leading into the sanctuary causes congestion as worshippers arrive. Additionally, the existing 4272 sq ft open area behind our worship space is insufficient for post-service fellowship.

In 2005, we converted an upstairs office into a handicap-accessible bathroom to comply with building codes. Last year, we constructed an office downstairs for our Pastor's study. While more functional than the previous office next door in the parsonage, it remains challenging to host private counseling sessions and small meetings in a basement. The proposed plan includes a professionally designed office in the entryway with proper ventilation and window visibility for pastoral service.

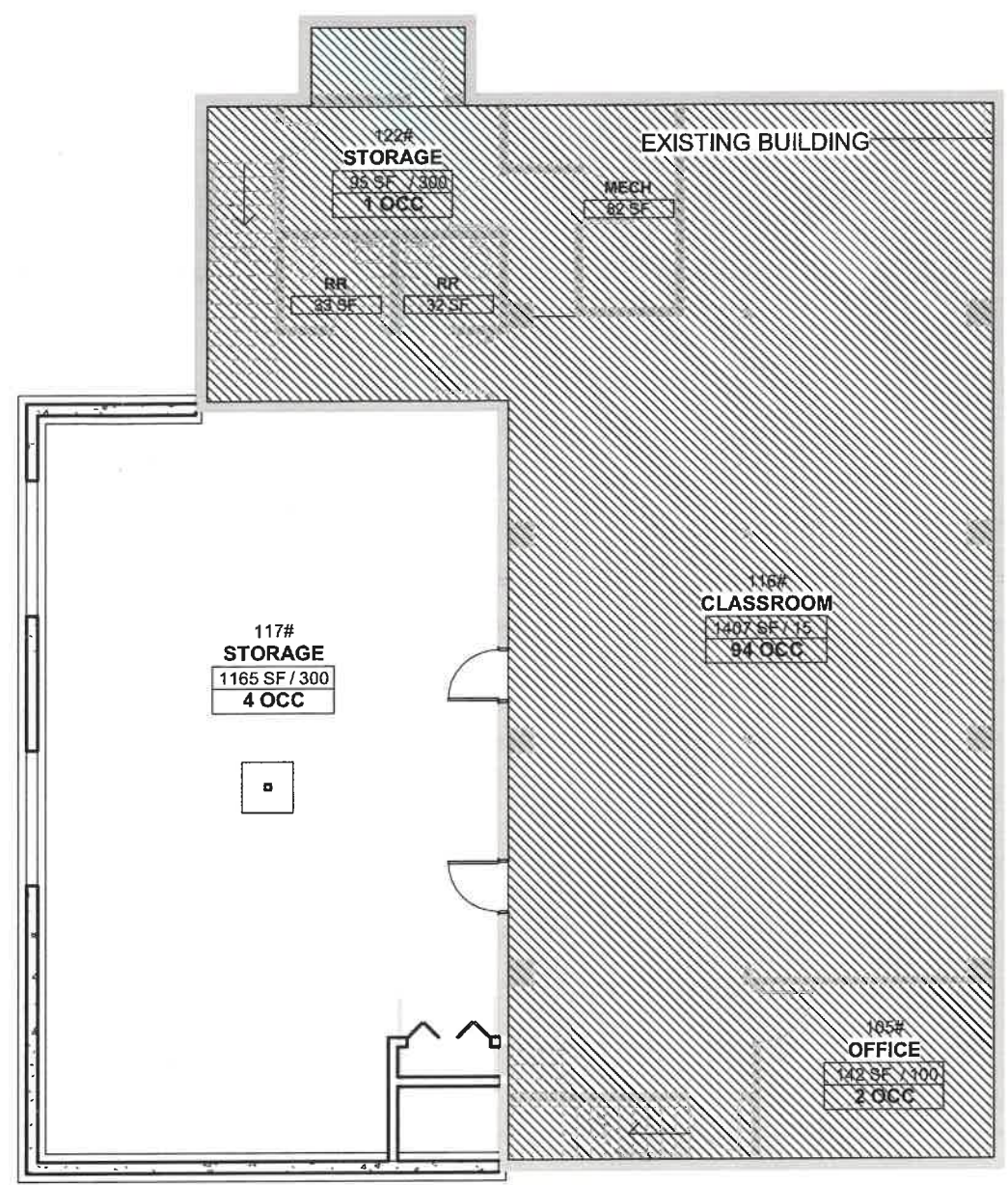
Our current open area downstairs serves well for congregational meals, but it is also used for youth Sunday School classes. Having two or three classrooms in one open space makes classroom management difficult for our teachers. The proposed extension will provide separate space, noise control, appropriate decor, and technology to enhance learning.

We assure you that there will be no disruption to our neighborhood or community. The purpose space is intended for functionality rather than increased seating capacity. There will be no need to increase our parking capacity.

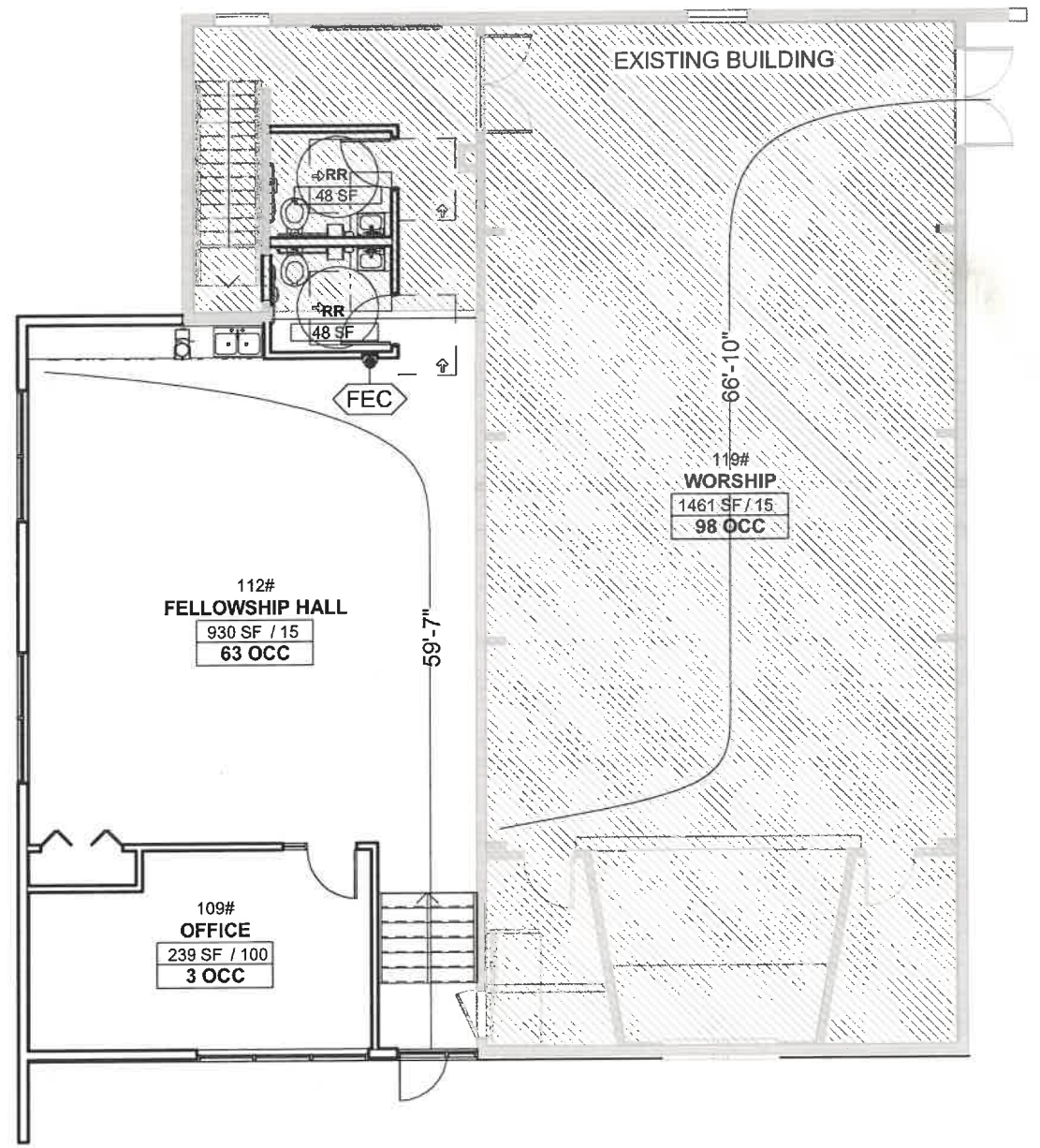
Furthermore, the proposed extension will not disturb any utility lines or supplies.

Keith E. Gibbs
Mountainview Council President

Tony Spek
Mountainview Building/Financial Secretary



2 **BASEMENT Code**
 3/32" = 1'-0"



1 **LEVEL 1 Code**
 3/32" = 1'-0"

ROOM & OCCUPANCY SCHEDULE				
Room Name	Room Number	Area	Occupant Load Factor	Room OCC
BASEMENT				
OFFICE	105	142 SF	100	2
RR	106	32 SF		
RR	107	33 SF		
CLASSROOM	116	1407 SF	15	94
STORAGE	117	1165 SF	300	4
STORAGE	122	95 SF	300	1
MECH	123	82 SF		

ROOM & OCCUPANCY SCHEDULE				
Room Name	Room Number	Area	Occupant Load Factor	Room OCC
LEVEL 1				
OFFICE	109	239 SF	100	3
FELLOWSHIP HALL	112	930 SF	15	63
WORSHIP	119	1461 SF	15	98
RR	120	48 SF		
RR	121	48 SF		
Grand total: 12				265

CODE OVERVIEW		2021 IBC 2018 IEBC
OCCUPANCY GROUP:		A (No Change of Occupancy)
CONSTRUCTION TYPE:		VB
EXISTING SQUARE FOOTAGE:		4,272
INCREASE SQUARE FOOTAGE:		2,334
TOTAL SQUARE FOOTAGE:		6,650

MOUNTAINVIEW LUTHERAN CHURCH

SHEET CODE PLAN TITLE:

PRELIMINARY
 NOT FOR
 CONSTRUCTION

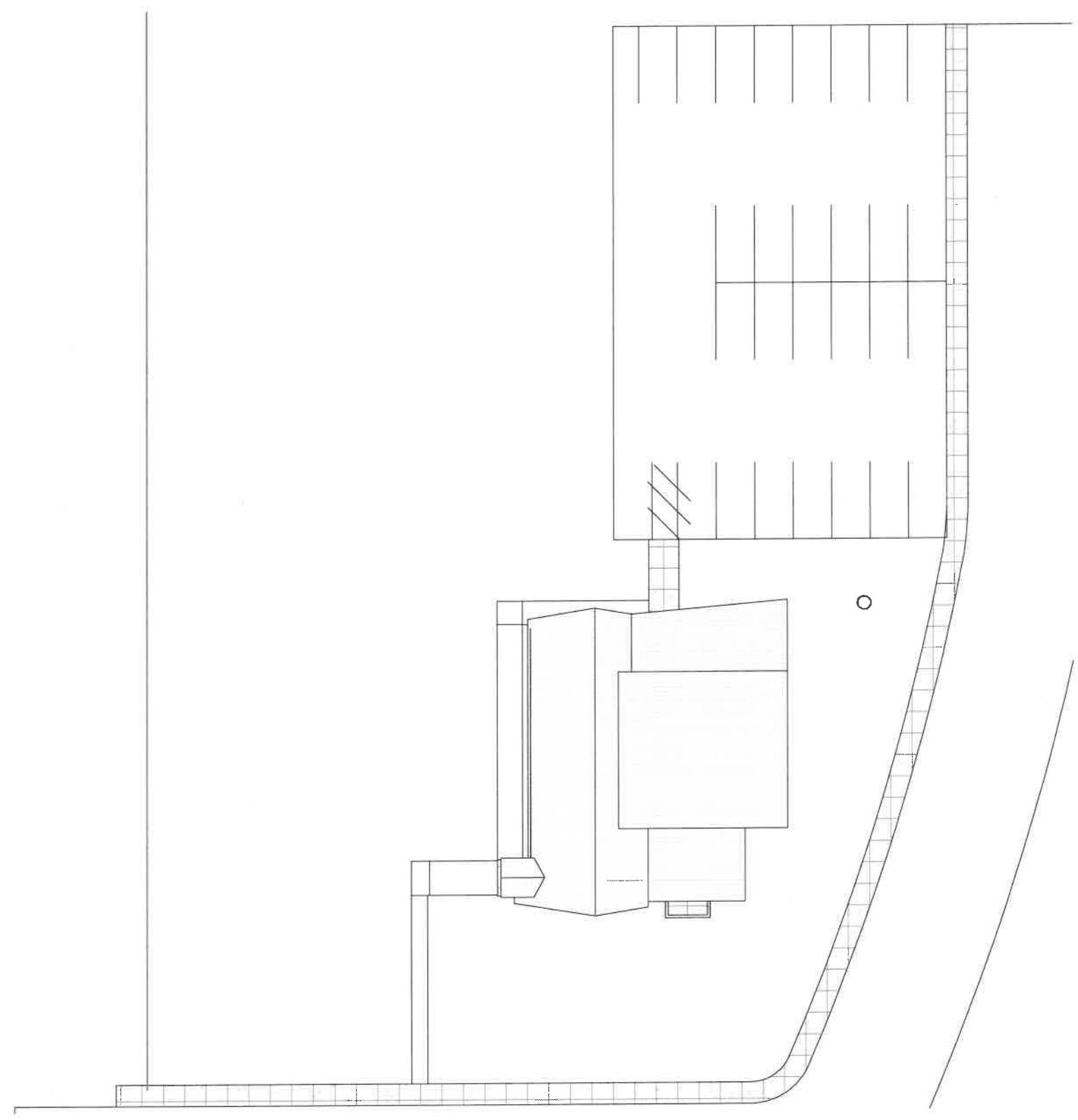
DATE: 4/14/24
DRAWN BY:

SHEET NUMBER: AC

MOUNTAINVIEW LUTHERAN CHURCH

SHEET TITLE: SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION



1 PARKING LOT
1" = 30'-0"

DATE: 4/14/24
DRAWN BY:

SHEET NUMBER: AC

MOUNTAINVIEW LUTHERAN CHURCH

SHEET DEMO PLAN
TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION

DEMO EXISTING CONCRETE STEPS,
PLATFORM TO REMAIN IN PLACE

DEMO ROOF OVERHANG

A6.1

1

DEMO EXISTING STAIN GLASS,
PREP FOR NEW

A

DEMO EXISTING
CASEWORK

DEMO EXISTING
RESTROOM
FIXTURES, WALLS
AND DOORS

B

B.5

DEMO ROOF OVERHANG

DEMO WALL AND WINDOWS

A9.1

A6.2

1

C

D

REMOVE GUTTER AND DOWNSPOUT

E

LEVEL 1 DEMO
1/8" = 1'-0"

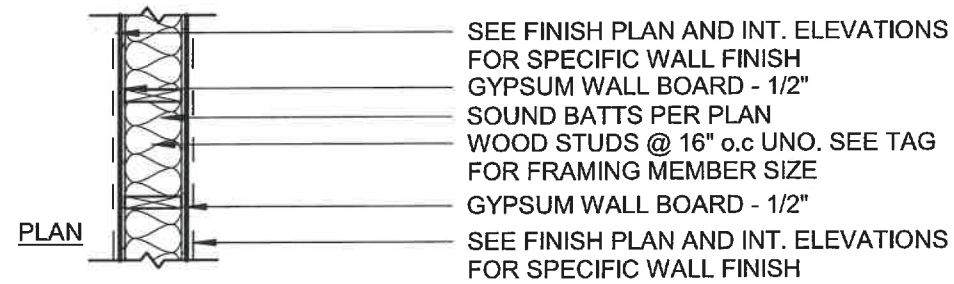
A6.1

2

REMOVE EXISTING BATTEN
STRIPS AT EXTERIOR ALL
SIDES. PREP FOR NEW SIDING

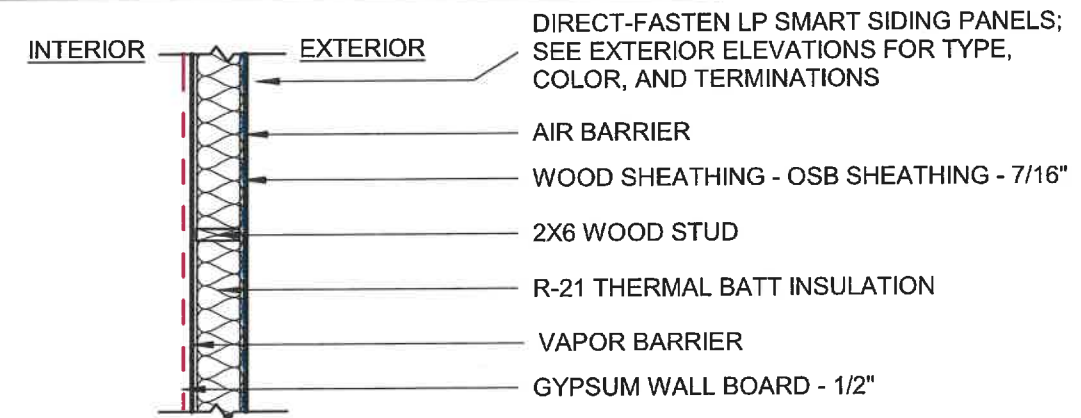
F

INTERIOR WALL ASSEMBLIES

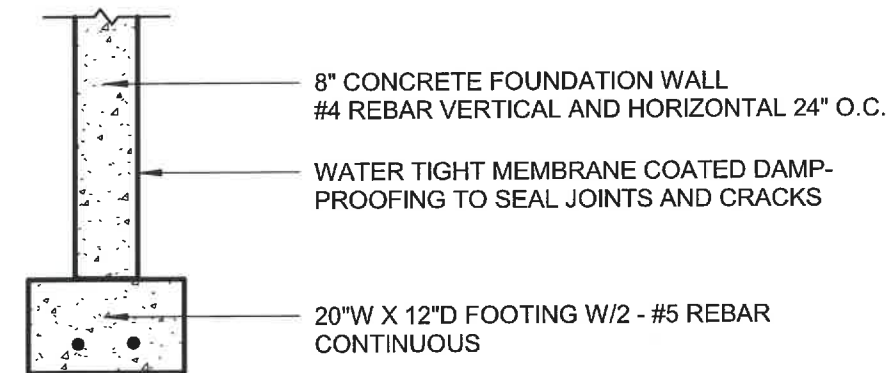


A INTERIOR - WOOD STUD W/ GYP
NOT FIRE RATED

EXTERIOR WALL ASSEMBLIES



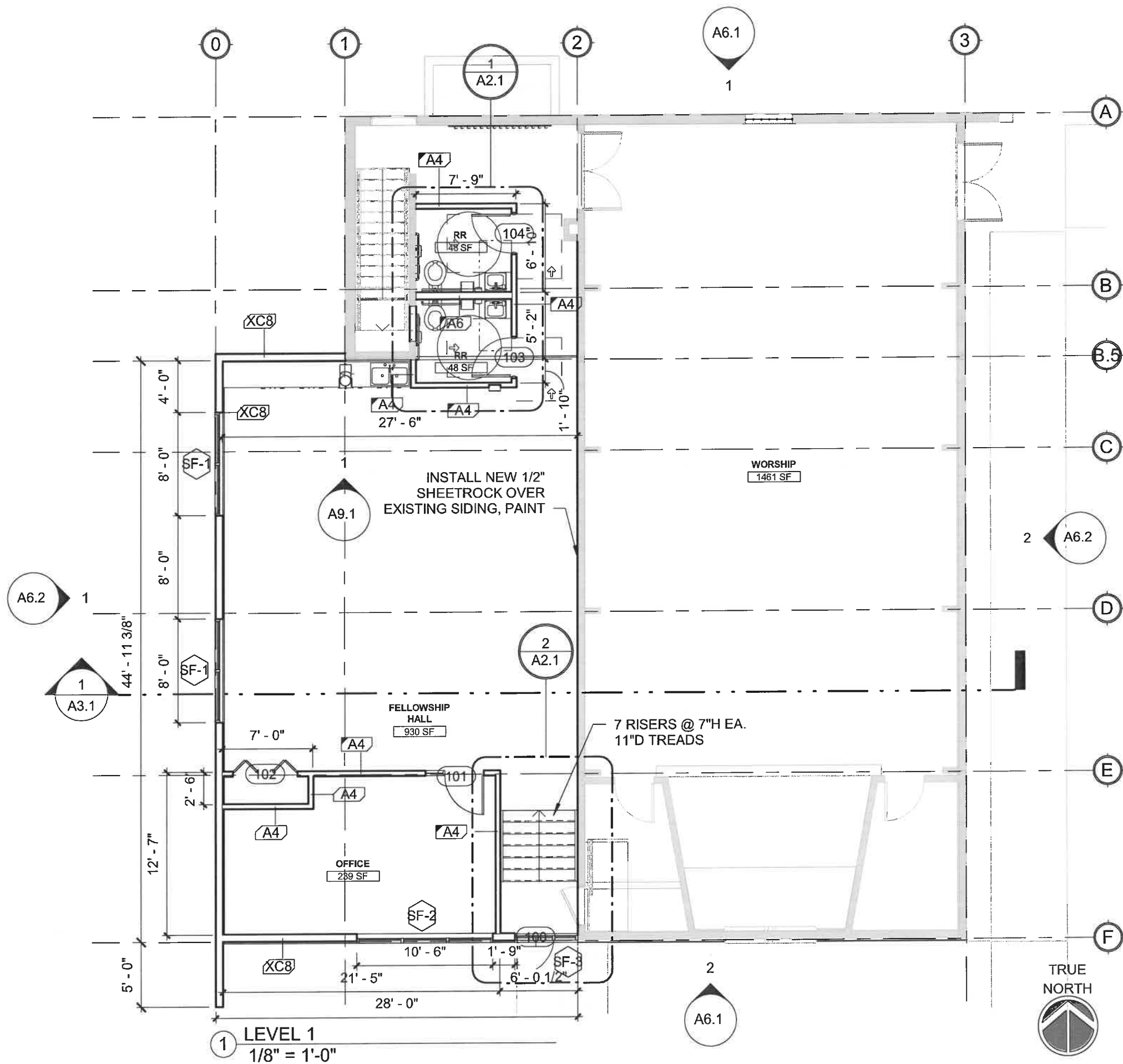
XC EXTERIOR - WOOD STUD - FIBER CEMENT SIDING



END FOUNDATION WALL

DATE: 4/14/24	DRAWN BY: -	Agenda #5.
MOUNTAINVIEW LUTHERAN CHURCH		SHEET NUMBER: AC
SHEET WALL TYPES		TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION



1 LEVEL 1
1/8" = 1'-0"

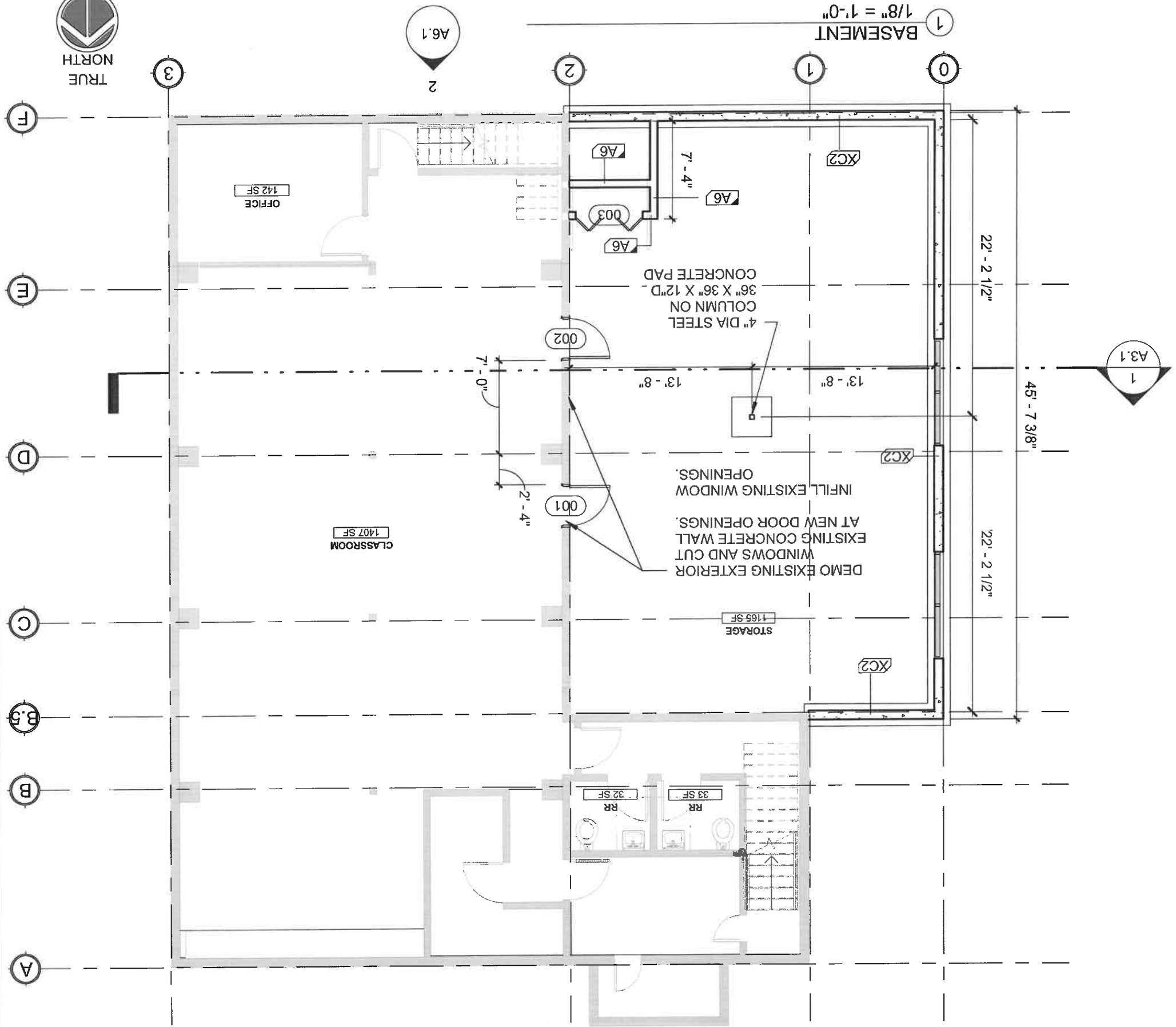


DATE:	4/14/24	Agenda #5.
DRAWN BY:		
SHEET NUMBER:	A1	
MOUNTAINVIEW LUTHERAN CHURCH		
SHEET FLOOR PLAN		
TITLE:		

PRELIMINARY
NOT FOR
CONSTRUCTION



1/8" = 1'-0"
BASEMENT



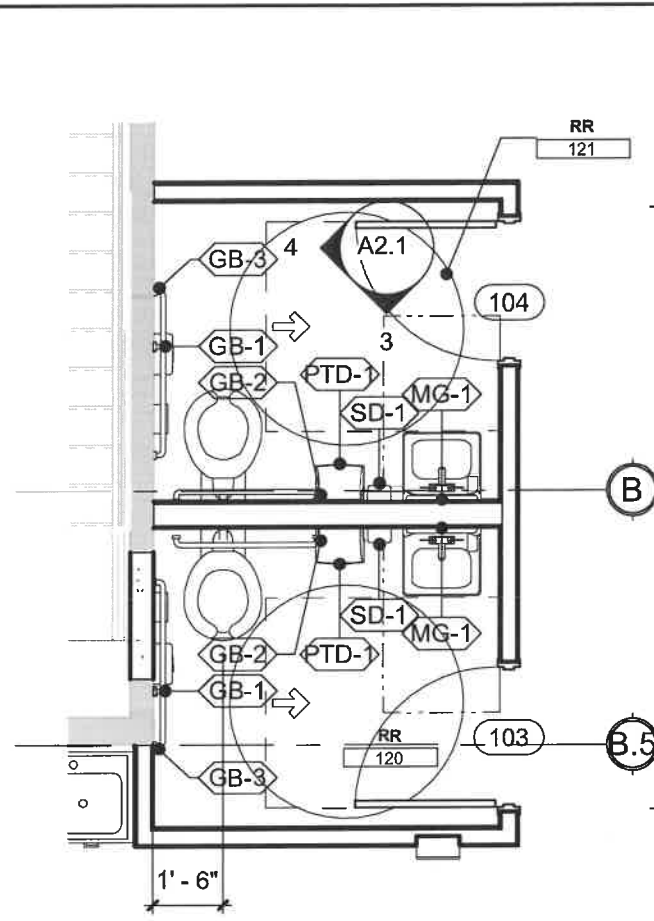
PRELIMINARY
NOT FOR
CONSTRUCTION

MOUNTAINVIEW LUTHERAN
CHURCH

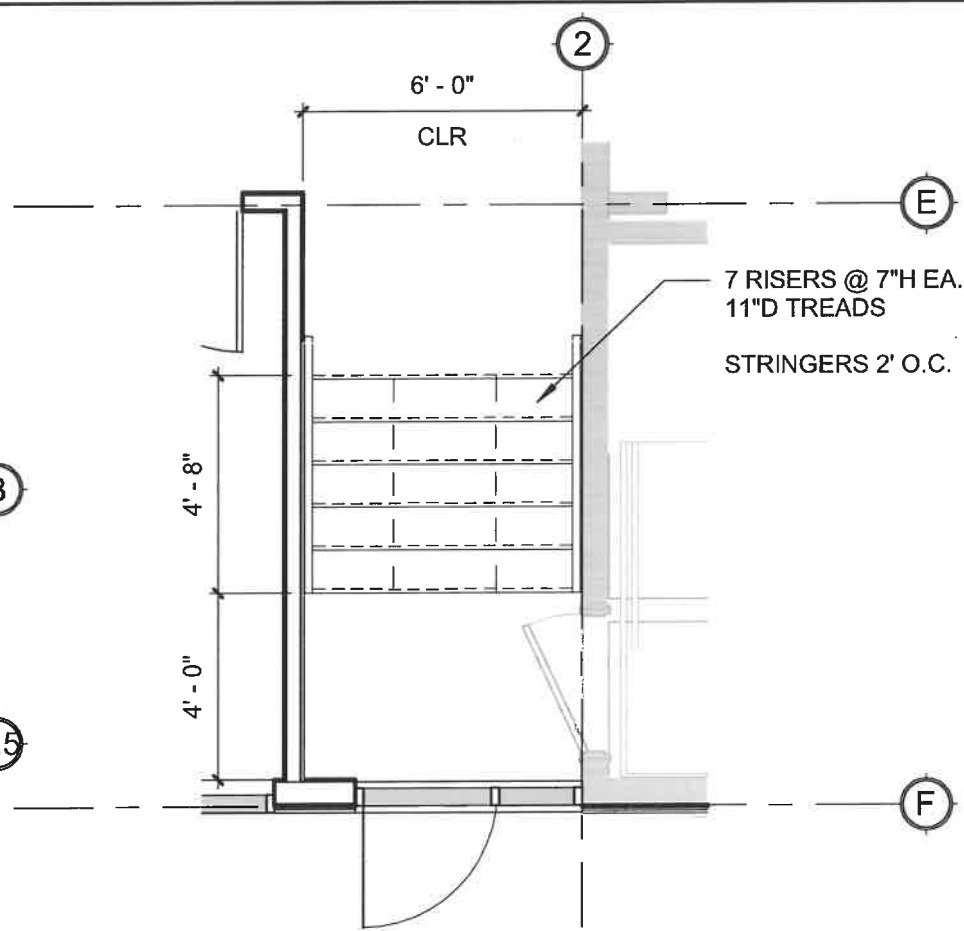
SHEET BASEMENT FLOOR PLAN
TITLE:

DATE: 4/14/24
DRAWN BY: -

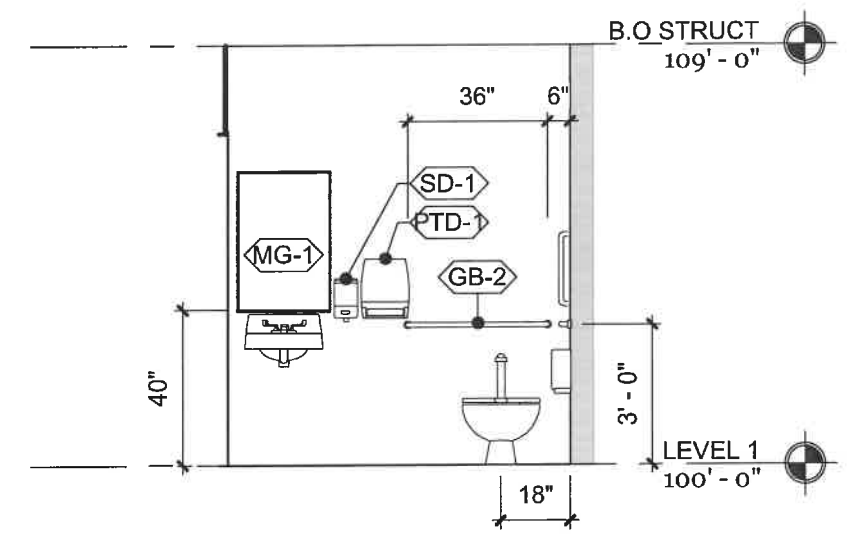
SHEET NUMBER: A1.2



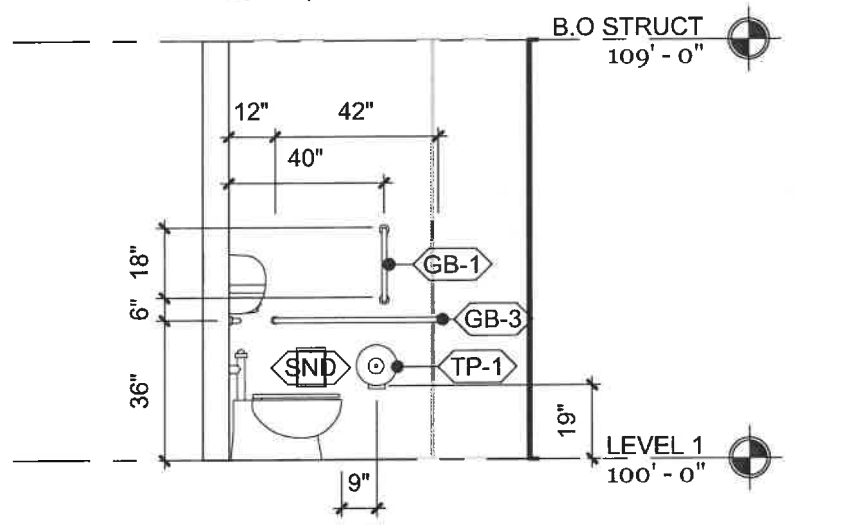
1 ENLARGED RR
 1/4" = 1'-0"



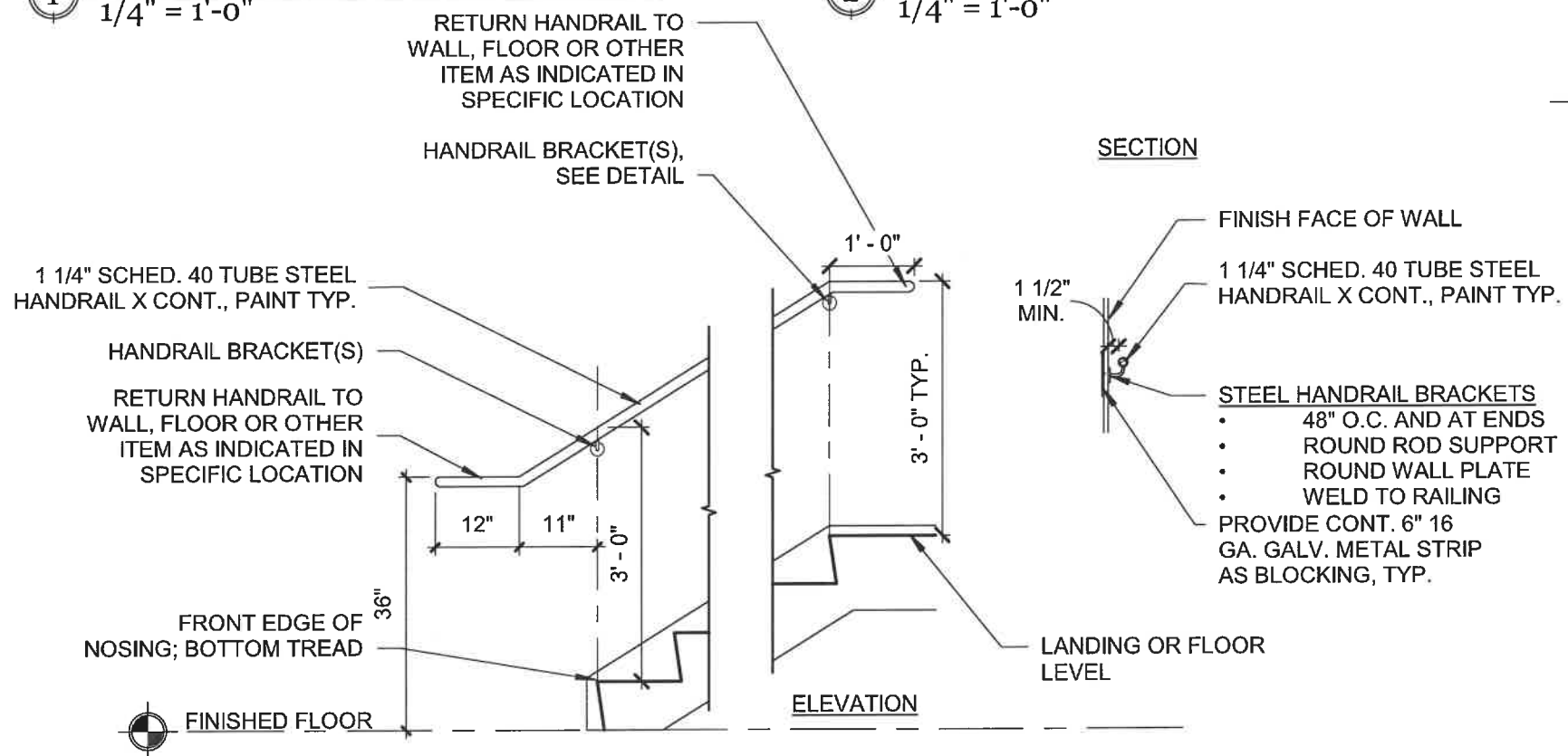
2 STAIR ENLARGED PLAN
 1/4" = 1'-0"



3 RESTROOM ELEVATION 1
 1/4" = 1'-0"



4 RESTROOM ELEVATION 2
 1/4" = 1'-0"



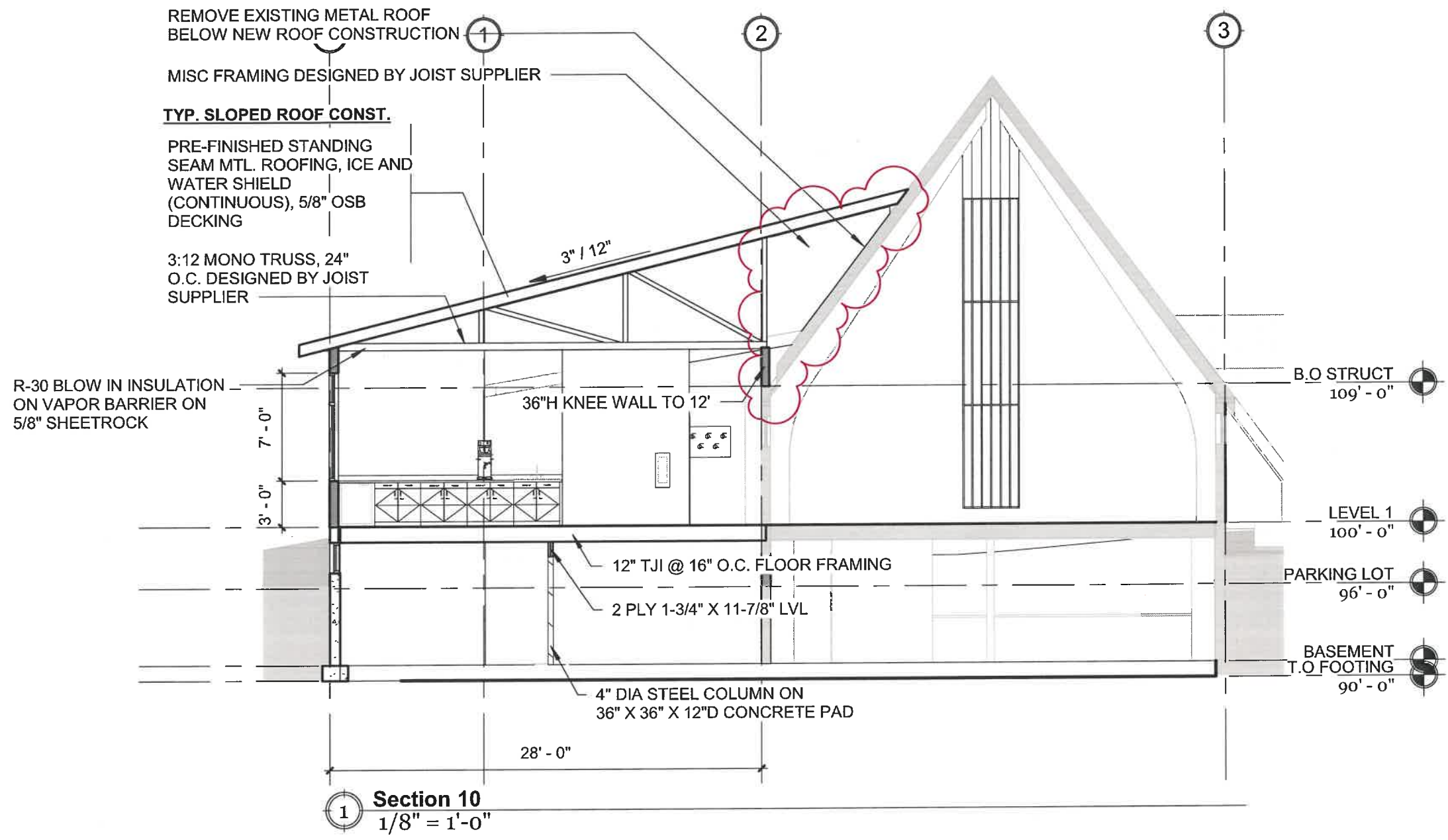
5 TYP. WALL MOUNTED HANDRAIL DTL
 1/2" = 1'-0"

MOUNTAINVIEW LUTHERAN CHURCH
 SHEET ENLARGED PLANS
 TITLE:

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DATE: 4/14/24
DRAWN BY:

SHEET NUMBER: A3



MOUNTAINVIEW LUTHERAN CHURCH

SHEET BUILDING SECTIONS
TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION

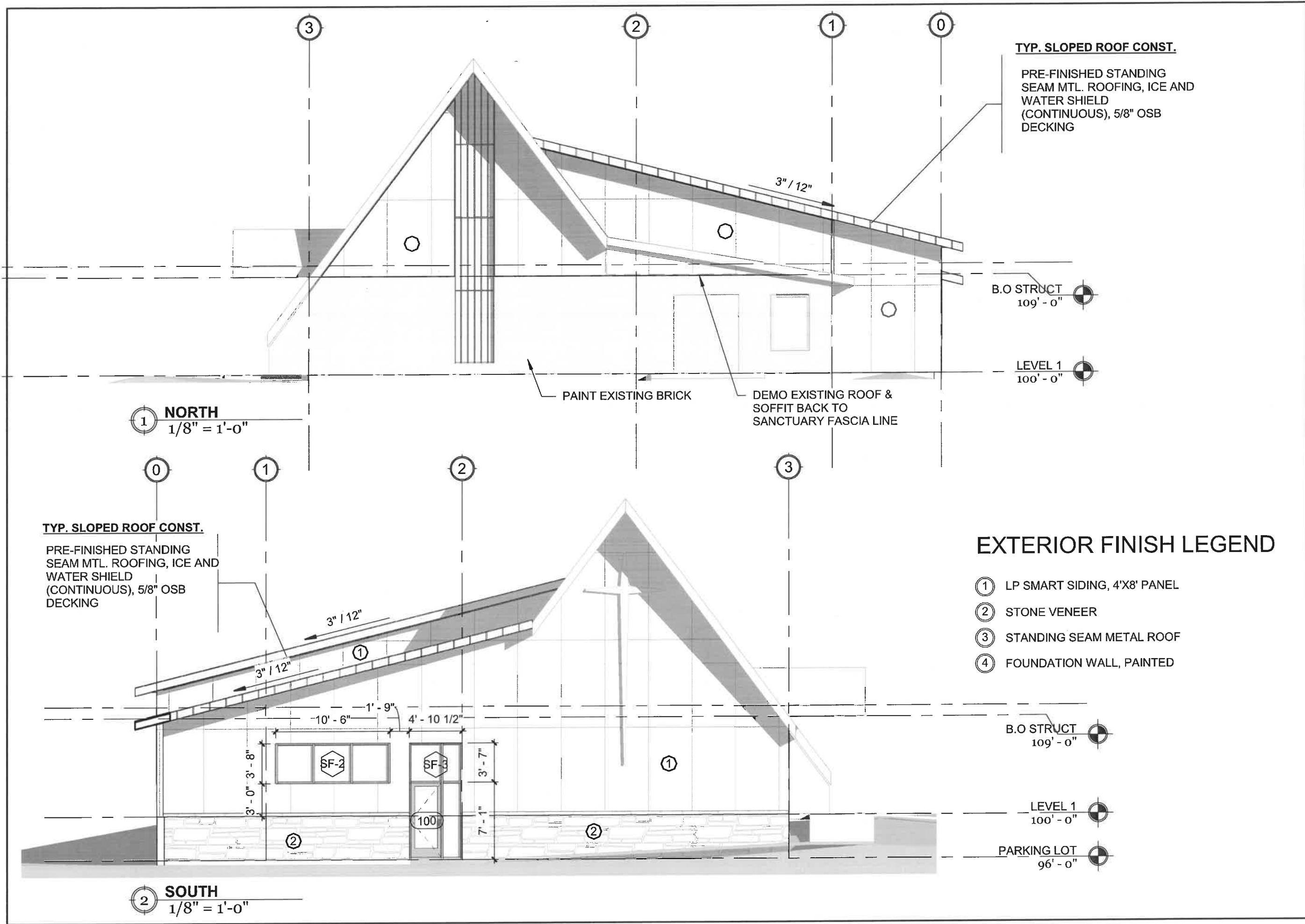
DATE: 4/14/24
DRAWN BY:

SHEET NUMBER: A6

MOUNTAINVIEW LUTHERAN CHURCH

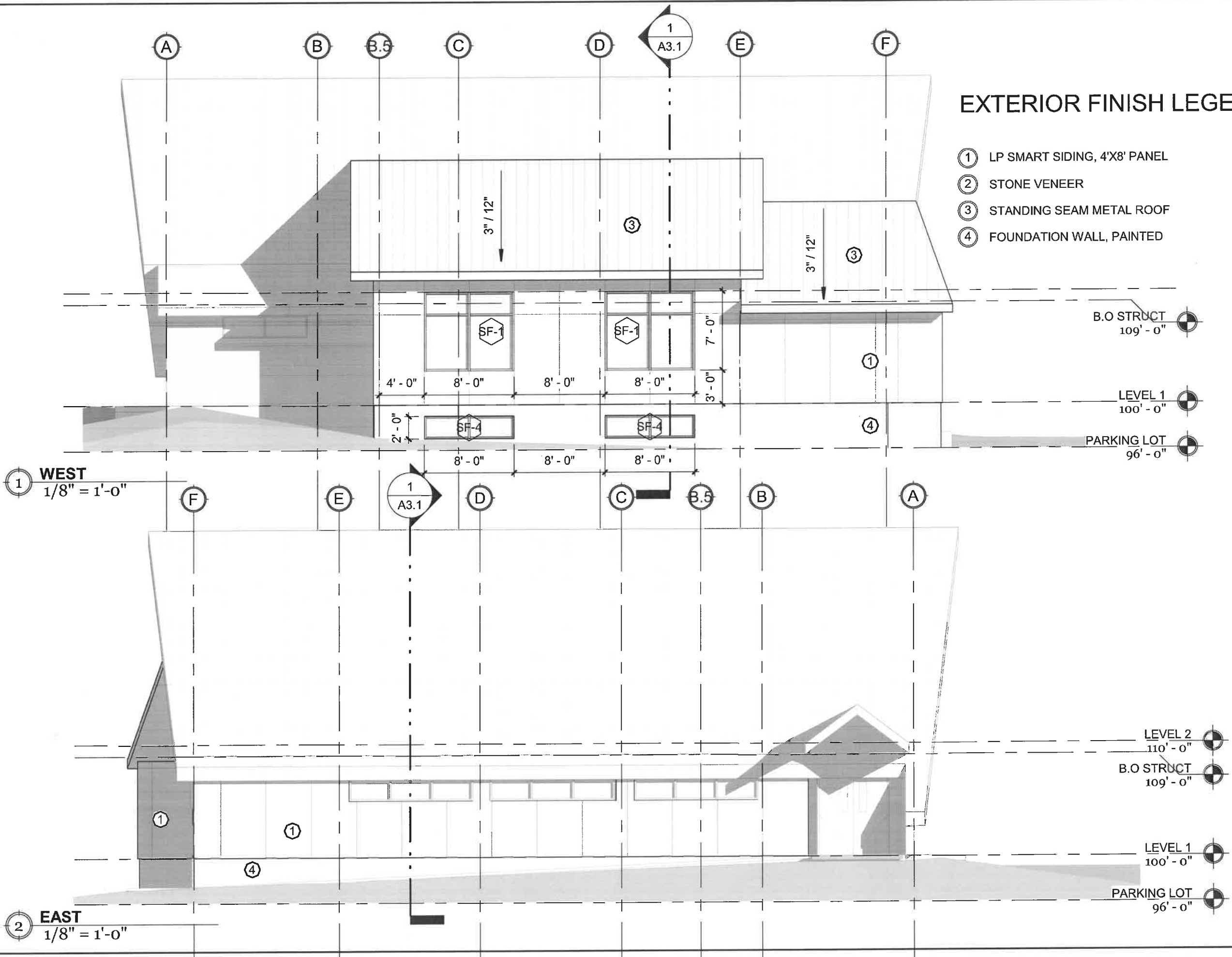
EXTERIOR ELEVATIONS
SHEET TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION



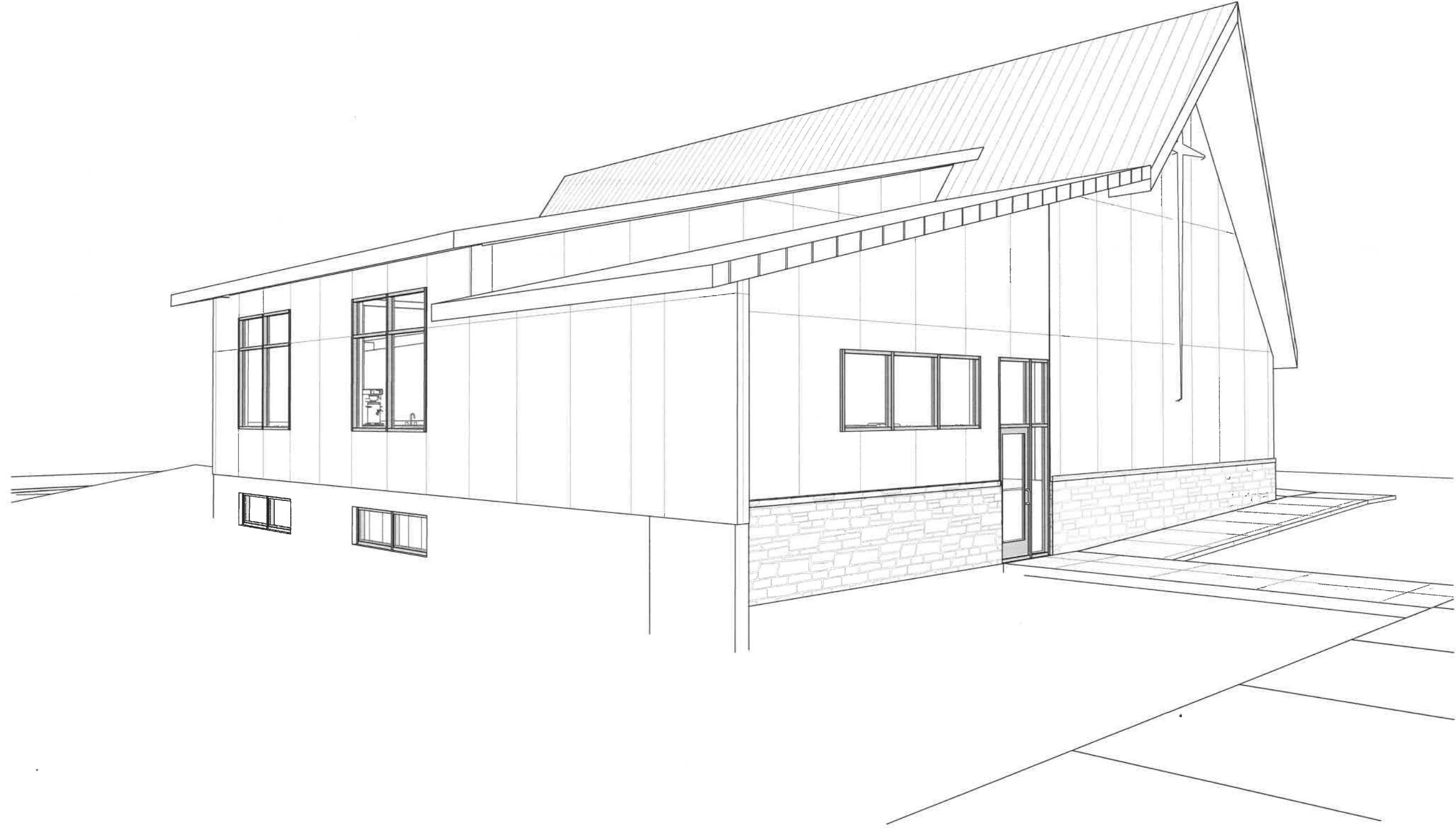
EXTERIOR FINISH LEGEND

- ① LP SMART SIDING, 4'X8' PANEL
- ② STONE VENEER
- ③ STANDING SEAM METAL ROOF
- ④ FOUNDATION WALL, PAINTED



MOUNTAINVIEW LUTHERAN CHURCH
 SHEET TITLE: EXTERIOR ELEVATIONS

PRELIMINARY
 NOT FOR
 CONSTRUCTION



DATE: 4/14/24
DRAWN BY:

SHEET NUMBER: AG

Agenda #5.

MOUNTAINVIEW LUTHERAN CHURCH

SHEET 3D VIEW
TITLE:

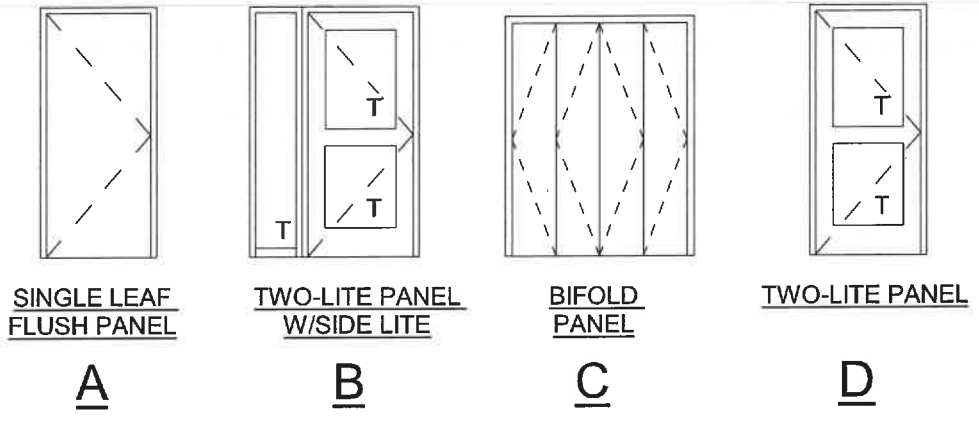
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 4/14/24
DRAWN BY:

SHEET NUMBER: A8

DOOR SCHEDULE											
Door No.	Level	Width	Height	Hardware Group	Panel Properties				Frame Properties		Comments
					Panel Type	Panel Material	Panel Finish	Insulated Panel	Frame Type	Frame Finish	
001	BASEMENT	3' - 0"	7' - 0"		A	SCWD	STN		MDF	PT	
002	BASEMENT	3' - 0"	7' - 0"		A	SCWD	STN		MDF	PT	
003	BASEMENT	5' - 0"	6' - 8"		C	SCWD	STN		MDF	PT	
100	PARKING LOT	2' - 9"	6' - 10"		D	ALUM	MFR		MFR	MFR	
101	LEVEL 1	4' - 6"	6' - 8"		B	SCWD	STN		MDF	PT	
102	LEVEL 1	5' - 0"	6' - 8"		C	HCWD	STN		MDF	PT	
103	LEVEL 1	3' - 0"	7' - 0"		A	SCWD	STN		MDF	PT	
104	LEVEL 1	3' - 0"	7' - 0"		A	SCWD	STN		MDF	PT	

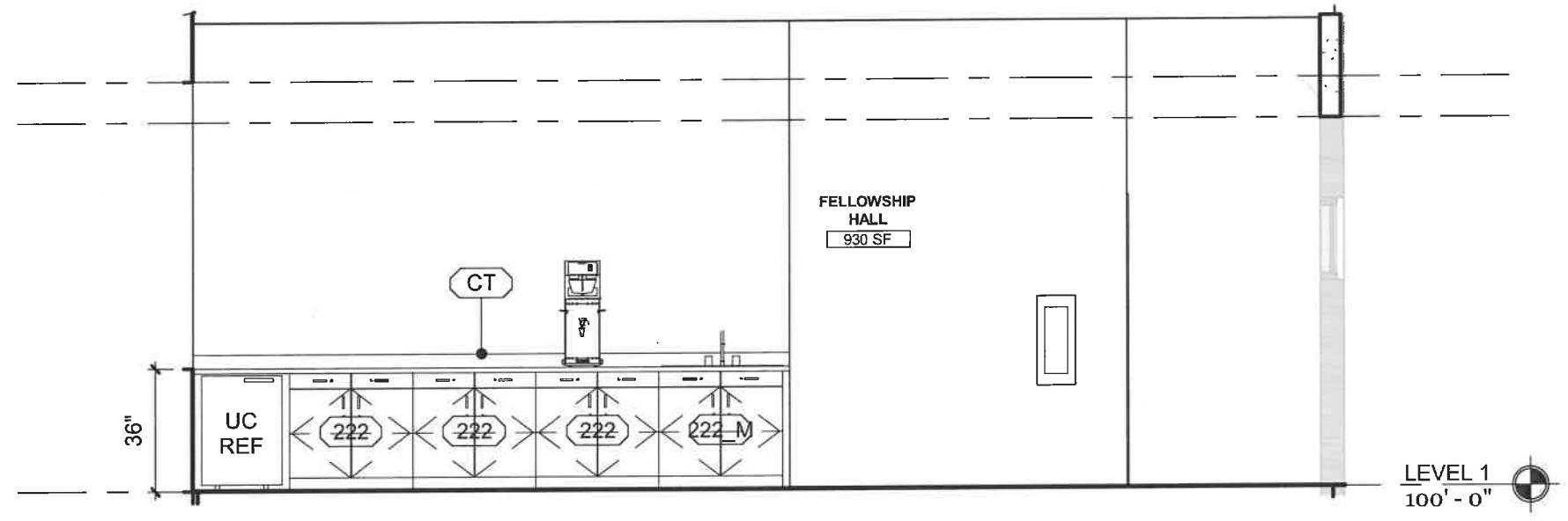
DOOR PANEL TYPES



MOUNTAINVIEW LUTHERAN CHURCH

SHEET DOOR SCHEDULE
TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION



1 CASEWORK ELEVATION
 1/4" = 1'-0"

MOUNTAINVIEW LUTHERAN CHURCH

SHEET CASEWORK DETAILS
 TITLE:

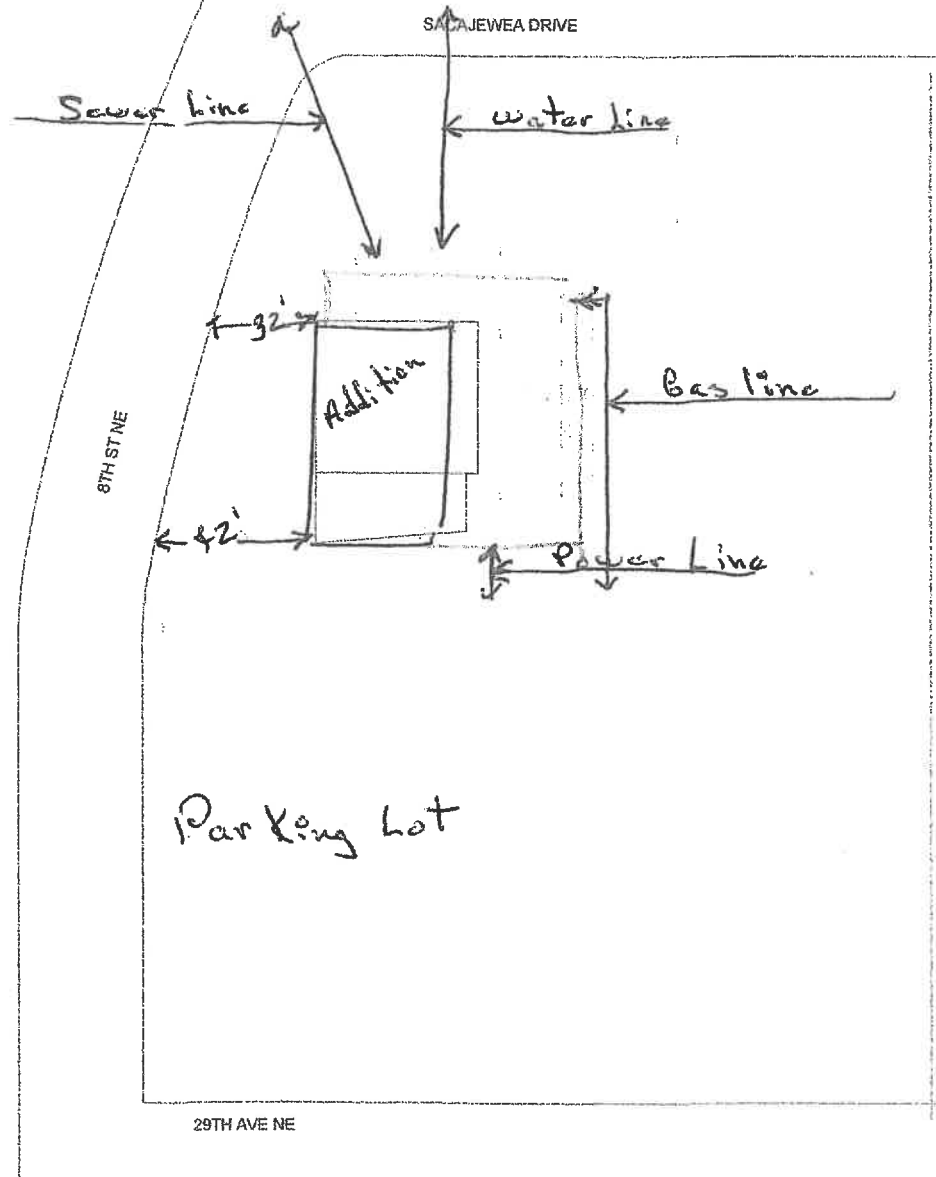
PRELIMINARY
 NOT FOR
 CONSTRUCTION

CASEWORK SCHEDULE											
Type Mark	Count	Room: Number	Description	Dimensions			Construction				Type Comments
				Width	Height	Depth	Vertical Surface Finish	Horizontal Surface Finish	Interior Finish	Lockable	
CT	1	112	COUNTERTOP WITH BACKSPLASH - 25"				PLAM	PLAM	-		
222	3	117	BASE CABINET - DOUBLE DOOR & DOUBLE DRAWERS	3' - 0"	2' - 10 1/2"	2' - 0"	PLAM	PLAM	LPDL		
222_M	1	117	SINK BASE	3' - 0"	2' - 10 1/2"	2' - 0"	PLAM	PLAM	LPDL		

Residential

Residential

Agenda #5.



Ball Park

Parking Lot

29TH AVE NE

8TH ST NE

SAKAJEWEA DRIVE

1 PARKING LOT
1" = 30'-0"

Residential

TRUE NORTH



DATE:	DRAWN BY:	SHEET NUMBER:
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Addition

MOUNTAINVIEW LUTHERAN CHURCH
SHEET TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION

Jamie Nygard

From: Dave Bertelsen <dave@davickmt.com>
Sent: Friday, December 20, 2024 8:18 AM
To: Jamie Nygard; Brock Cherry
Subject: RE: Planning Advisory Board
Attachments: PAB applicant reviews 12-4-24 II.pdf; PAB applicant reviews 12-4-24 I.pdf

Jaime/Brock-

I am sorry for the delay in getting this to you timely. On 12-4-24, Jaime Nygard and Brock Cherry with the City Planning Department and myself as PAB Chair, conducted phone interviews at your office of the 7 candidates for 3 open positions on the City of Great Falls Planning Advisory Board. What an awesome group of applicants! This was, without a doubt, the best group of applicants I have seen on my tenure as Board Chair. It's almost too bad we only have 3 positions to fill. Each applicant presented varied experience, passion and professionalism during their phone interview. With so much experience and willingness to serve from each applicant, recommending only 3 was challenging. After carefully reviewing the interview notes from the three of us present (copies attached, sorry for the poor quality of scans!) I would like to recommend to the City Commission the following individuals as possible PAB members, Jim Wingerter, David J. Cantly and Michael Gorecki. As you can see from the enclosed notes, all applicants have the qualities to make great Planning Board members. Again, sorry for the delay in presenting this information. Have a verry Merry Christmas & Happy New Year!

Sincerely-
 Dave Bertelsen

From: Jamie Nygard <jnygard@greatfallsmt.net>
Sent: Monday, December 16, 2024 4:36 PM
To: Dave Bertelsen <dave@davickmt.com>
Subject: Planning Advisory Board

Subject: Planning Board Interviews Feedback

Good afternoon, Dave,

I hope you're enjoying your time in Mexico!

Brock has asked me to reach out regarding the Planning Board interviews we conducted on December 4th. Since you'll be away until December 19th, could you please share your thoughts as soon as you're back? We've already had a few applicants contact us for updates, and it's important for Brock to reach out to them soon.

Thank you!



Jamie Nygard, CPT
Senior Administrative Assistant
Planning & Community Development Department
Permit Division, City of Great Falls
T 406-455-8438
E jnygard@greatfallsmt.net

Dave Bertelsen
Brock Cherry
799-4640-



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Michael Gorecki
Interviewer: Jamie Nygard

12/9/24
4:00pm

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5 In the community over 30 years. Retired from Mainstrom, but now worked out there. Manages Growth & Planning - Owns a small residential design firm - Wants to give back to the community - Cab/Muske Optimist Club

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5 Planning is what he does full time for MAPB - day to day projects - Manage Growth - 20 year long term - What decision should be made today - Zoning is dealt w/ day to day because of his business -

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5 Discussed w/ Supervisor to flex hours - Has a lot of out of town meetings - Ends in June - A week out of a month he is out of town until June after that no issues -

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5 Engineer - Are plans done or is it conceptual. Deals w/ all different levels of design - Is involved all the way through.

Closing - Do you have any questions about the board's responsibilities or expectations?

Agenda Packet & what that looks like

Dave Bertelsen
Brock Cherry
(406) 461-4863

(18)



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Jim Wint ~~Wint~~
Interviewer: Jamie Nygard

4:30 PM

12/4/24 -

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5 w/ DOT for 25 years District Administrator -
President of Great Falls since 1984 -

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?
1 2 3 4 5 (5) Wants to be a part of the community - MPO w/ Andrew -
wants to see it grow & help -

Does Planning all day - Not as familiar w/ zoning - but can learn - Can understand how it all works - Overview + Sentinel Project -

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?
1 2 3 4 5 (4) Flexible schedule - has meetings sometimes in Helena - but can make it work - Director is flexible -

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?
1 2 3 4 5 (5) Yes - he does it all day everyday -
He will commit -

• **Closing** - Do you have any questions about the board's responsibilities or expectations?
Expectations - ? Attendance, being prepared -

Dave Bertelsen
Brock Cherry

19



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Joe McMillen

12/4/24 -

Interviewer: Jamie Nygard

3:15 p.m.

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5 Born + raised in Great Falls - Has experience w/ Board of Adjustment/Appeals - Chair. Wants the community to be successful + grow.

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5 Building a multi-family complex - Lots of commercial projects - 30 years in construction experience - is a builder.

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5 On time, reliable - serving in the community.

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5 Will come to every meeting well prepared - Very experienced.

Closing - Do you have any questions about the board's responsibilities or expectations?

Dave Bertelsen
Brook Cherry

(16)



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Michael Bicsak

3:45pm

Interviewer: Jamie Nygard

12/4/24

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 (4) 5 From Great Falls - born & raised - Loves the community & excited for growth. Wants to be a part of it.

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 (3) 4 5 Interested in learning Citizen Academies. Wants to learn how the government works - Runs meetings all the time - Helena Butte, GF. On area - tells area community board.

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 (5) - Yes - creates his own schedule - No problem @ all.

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 (4) 5 Will commit - Is very comfortable -

Closing - Do you have any questions about the board's responsibilities or expectations?

Seemed straight forward & is excited -

Dave Bertelsen
Brock Cherry

(15)



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Zac Griffin

12/4/24-
3:00 p.m.

Interviewer: Jamie Nygard

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 (4) 5 - Born & Raised - met wife - Executive @ Walmart -
09-20 - Oil fields - CEO - GF Association of Realtors -
Create solutions - assist w/ the Growth Policy.
Does not make money selling houses -

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 (4) 5 - 09 - on 18,000 people - when left 44,000 people in
Permits & processes in PCD in Williston - 2020.
Denver, Texas, Oklahoma City - merger & acquisitions
Plat maps - and zoning - Several interactions -

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 (3) 4 5 - Can make that work - there is -
sometimes he has conferences & meetings so
can't guarantee. Probably could make it work.

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 (4) 5 Yes - that's his expectation when they
have meetings there he does reports & presentations every day.

Closing - Do you have any questions about the board's responsibilities or expectations?

Wants to help & bring solutions to the table.
Collaborate -

Dave Bertelsen
Brook Cherry

13



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Beth Morrison

3:30pm

Interviewer: Jamie Nygard -

12/4/24-

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5
Has been in Great Falls for 30+ years. Alliance for Youth - Was @ a training @ UP & heard about the Growth Policy Update - Stronger in
Wants to help the community

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5
Has a different perspective since marijuana was legalized. Intention + Caution - differences
Open minded
Being aware of bias
Understands how zoning plays a part in community collaboration - Looking forward to learning.

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5
works for Cascade Electric - The schedule does work for her. - Husband

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5
Is comfortable - Does a lot of data analysis in her line of work -

Closing - Do you have any questions about the board's responsibilities or expectations?

Time Commitment -
Conflict of Interest.



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Jim Wingerter

Interviewer: Dave Bertelsen

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5

7 apps / 3 positions

- MTDOT w/ 25 years - last 5 yrs is Dist Admin.
- Very familiar with GTF & need
- Born in GTF since '84 - raised all his kids
- Wants to see community grow here

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

"Obviously - that is the only thing MTDOT is planning & development"
- zoning may be only "weak point"
- But BIG on policy & planning

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5

- He can make that time available
MTDOT is of course to attendance

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5

- He is able to commit 100% - It's what he does all the time.

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

- Conflict of Interest / Bias - Jim has long range view 10-20 years down range
Critical to have conversation about importance of outcome - minimize bias individually



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Paul David Cantley

Interviewer: Paul Bertelsen

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5

Fapps/3 positions
Born & raised in GF
How he can contribute GF
Architect for 29 years - Code/Zoning/private interests - balancing all things

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

He designed large commercial projects - used to representing clients & negotiating with city planning - All phases of solving problems "community wide solutions"

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5

He has nothing but time, very flexible being retired, conflicts of interest may be reduced - he would step away if need be

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5

Absolutely - very comfortable - did it all the time in his business

Closing - Do you have any questions about the board's responsibilities or expectations?

being recently retired from LFW - he has no interest in promoting LFW - he is free & clear from them

17.5



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Mike Gorecki

Interviewer Dave Bertelsen

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5

7 apps / 3 positions
- been in GF + 30 yrs / 21 yrs in MTANA now e
- Small Residential design firm Malmstrom
- Wants to do more that are in his wheelhouse

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

- Planning is all they do @ Malmstrom -
- how to manage growth
- Deals with zoning on his own business side

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 3.5 4 5

- Would take personal leave for meetings
- Is committed to attendance

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5

- He is very familiar with reports & presentation

Closing - Do you have any questions about the board's responsibilities or expectations?

- How much time is reqd?

16.5



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Zac Griffin - CEO of GFAR

Interviewer Dave Bartelsen

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5

- Born raised in GF
- No conflict w/ GFAR
- Experience w/ growth in Williston ND
- Wants to engage with community

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

- Williston in '09 to '20 - wild west
- Was a Planning officer 3-4 times/mo.
- Called meetings w/ locations - Dickinson
- Was in real estate / had held meetings

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5

- "I would" be able to make time/dates work
- Would be able to phone in in most cases.

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4.5 5

- Very comfortable
- Does it everyday
- Does not like waiting time - "better come prepared"

Closing - Do you have any questions about the board's responsibilities or expectations?

- Wants to be of help
- No hard feelings if he is not selected
- *very qualified applicant

14



Planning Advisory Board/Zoning Commission Interviews:

Applicant: ^{Mike} Michael Keith Bisak

Interviewer: Dave Bootelover

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

7 apps / 3 openings

1 2 3 4 5

Born & raised in GF - love great Falls
excited for growth wants to be a part of the growth

• Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

Interested in learning - wants to be involved
runs meetings @ work
on board of GF Comm. area board

• Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5

- Yes, he creates his own schedule

• Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5

- Yes, absolutely
- very comfortable w/ reports

• Closing - Do you have any questions about the board's responsibilities or expectations?

- Not really any questions

16



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Vae M. Miller

Interviewer: Dave Berdelson

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5

7 applicants / 3 open positions
- Born & raised in GF - wants to serve
- wants to see growth & development in GF

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

- 30 years of construction experience
- currently building small multifam & has done a ton of experience & is a builder
- Chair of Board of Adj. Appeals

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5

He will be on time & is committed to making meeting -
"It is" super important

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5

- He is well prepared for his meetings
- Very experienced in reading & presenting reports & presentations

• **Closing** - Do you have any questions about the board's responsibilities or expectations?



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Beth Morrison

Interviewer: Dave Bertelsen

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5

7 apps / 3 positions

- Not originally from MT but in GF for +30yrs
- "Non-typical" member of a Board
- Belonging, respected & validated
- Residents should be supported in voices

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5

- Nothing much w/ P, D & Zoning
- Since Montana was legalized - zoning
- quite important "strategic planning" effort
- ordinance that about zoning

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5

- Perception of youth "does community care about them" wants to learn
- Schedule is workable & she can commit

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5

- Does alot of data analysis - "Data Nerdy"
- How much time is involved

Closing - Do you have any questions about the board's responsibilities or expectations?

Conflict of Interest disclosure - wants to make sure she has no conflict as her position as an advocate for drugs & alcohol issues



Planning Advisory Board/Zoning Commission Interviews:

Applicant: SIM WINGENTER

Interviewer: BROCK CHERRY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 (5)

▷ DOT FOR 25 YRS, LAST 5 YEARS AS DISTRICT ADMINISTRATION. - SIGNIFICANT
↳ VERY FAMILIAR WITH THE AREA - ▷ SIGNIFICANT EXPERIENCE
▷ LIVED HERE SINCE 1984. - ▷ IMPROVEMENT EXPERIENCE.

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 (4) 5

▷ EXPERTISE IN PROJECT DEVELOPMENT, CAPITAL IMPROVEMENT.
▷ PROCESS AND DATA DRIVEN.
▷ SEES TO SEE THE ENTIRE PICTURE.

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 (4) 5

▷ SCHEDULE IS FLEXIBLE.

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 (5)

HISTORY OF CONSISTANT PREPARATION.

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

* ESSENTIAL TO UNDERSTAND THE COMMUNITY'S LONG-TERM VISION.

18.5+



Planning Advisory Board/Zoning Commission Interviews:

Applicant: DAVID CANTLEY

Interviewer BROCK CHERRY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 ④ 5

▷ BORN AND RAISED IN GF.
▷ WANTS TO CONTRIBUTE TO THE COMMUNITY
▷ WANTS TO GROW IN A THOUGHTFUL MANNER.

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 ④.5 5

▷ ARCHITECT.
▷ PAST CHAIRMAN OF DESIGN REVIEW BOARD.
▷ LARGE COMMERCIAL DEVELOPMENT
▷ NAVIGATING LAND USE CODE.

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 ⑤

▷ RETIRED → NOTHING BUT TIME
▷ HELPS LESSEN PERSPECTIVE OF CONFLICT OF INTEREST.

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 ⑤

▷ VERY EXPERIENCED.

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

17.5+



Planning Advisory Board/Zoning Commission Interviews:

Applicant: JOE McMILLEN

Interviewer BROCK CHERRY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 **4** 5

▷ BORN AND RAISED IN GF
▷ DEVELOPMENT AND CONSTRUCTION EXPERIENCE
▷ EXPERIENCE AS A BOARD OF ADJUSTMENTS MEMBER (6+ YEARS)

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 **4** 5

▷ 30 YRS OF CONSTRUCTION EXPERIENCE.
▷ FAMILIAR WITH DEVELOPMENT PROCESSES.
▷ ABILITY TO SEPARATE BIAS OR PERCEPTION OF PERSONAL GAIN.

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 **5**

▷ HISTORY OF EXCELLENT ATTENDANCE ON BOARD OF APPEALS.

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 **4.5** 5

▷ EXPERIENCE WITH THIS IN BOTH PREVIOUS APPEALS EXPERIENCE

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

16.5+



Planning Advisory Board/Zoning Commission Interviews:

Applicant: MICHAEL GONICKI

Interviewer: BROCK CHERRY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 5 (4.5)

- 30+ YEARS IN GREAT FALLS - WANTS TO GIVE BACK TO THE COMMUNITY.
- ENGINEER @ MAUMSTROM LP PLANNING FOR THE BASE
- OWNS RESIDENTIAL DESIGN FIRM.

Experience Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 5 (4.5)

- IS A PLANNER FOR THE USAF.
- HOW DO WE MEET OUR NEEDS WITH LIMITED RESOURCES
- PERSONAL BUSINESS EXPERIENCE W/ ZONING.

Availability The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 5 (3.5)

- CAN FLEX OR TAKE PERSONAL TIME.

Commitment to Prepare You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 5 (4)

Closing - Do you have any questions about the board's responsibilities or expectations?



Planning Advisory Board/Zoning Commission Interviews:

Applicant: BETH PRICE MORRISON

Interviewer BROCK CHERRY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 **(4)** 5

- NOT ORIGINALLY FROM MT, BUT HAS BEEN HERE FOR MOST OF HER LIFE
- SUBSTANCE ABUSE PROFESSIONAL BACKGROUND
- CAN BRING A DIVERSE PERSPECTIVE.

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 **(3.5)** 4 5

- HOW DOES ZONING PLAY A ROLE IN REGARDS TO ALCOHOL, MARIJUANA, ECT. / STRATEGIC PLANNING BACKGROUND
- "BEING AWARE OF BINS IS HALF THE BATTLE"

DATA DRIVEN

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 **(4.5)** 5

- SPOKE TO EMPLOYER ABOUT BEING AVAILABLE.

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 **(4)** 5

- "DATA HERD"

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

- CONCERNS ABOUT CONFLICTS OF INTEREST.

16+



Planning Advisory Board/Zoning Commission Interviews:

Applicant: ZAC GRIFFIN

Interviewer BROCK CHERRY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 ④ 5

- ▷ GREAT FALLS BORN AND RAISED
- ▷ 2009 - 2020 IN THE OIL FIELDS @ WILLISTON, ND.
- ▷ WANTS TO HELP PLAN FOR THE FUTURE
- ▷ CEO REALTORS ASSOCIATION → COMMUNITY FOCUSED.

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 ④.5 5

- ▷ EXPERIENCED THE WILLISTON BOOM.
- ▷ FREQUENTLY WORKED WITH WILLISTON PLANNING OFFICE
- ▷ MANAGED PROJECTS IN MULTIPLE CITIES.
- ▷ CORP OF ENGINEERS

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 ③.5 ④ 5

- ▷ CAN TRAVEL OFTEN.
- ▷ WILL DO THEIR BEST TO BE AVAILABLE.

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

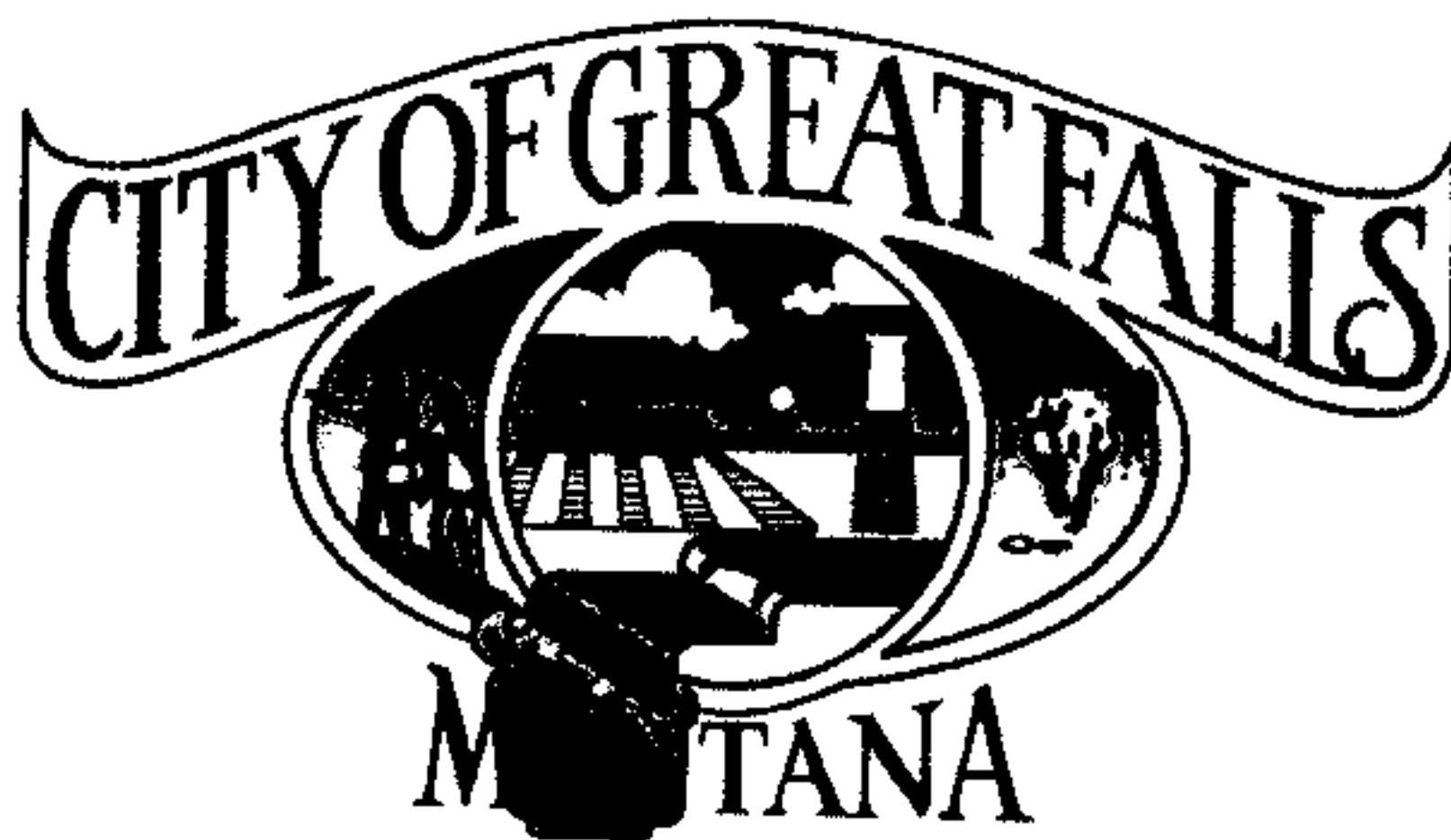
1 2 3 ④ 5

▷ DOES NOT LIKE WASTED TIME

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

- ▷ WANTS TO HELP AND BRING SOLUTIONS.
- ▷ WANTS TO MAKE THE COMMUNITY BETTER THAN WHAT IT WAS WHEN HE WAS A KID.

15.5+



Planning Advisory Board/Zoning Commission Interviews:

Applicant: MICHAEL KEITH BIGSAK

Interviewer BROCK CHERNY

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 ④ 5

- BORN AND RAISED IN GREAT FALLS
- EXCITED FOR GROWTH.
- WANTS TO BE PART OF PLANNING FOR THE FUTURE.

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 ③ 4 5

- LITTLE, BUT WANTS TO LEARN
- PARTICIPATED IN MULTIPLE CITY CITIZEN ACTIVITIES.
- HAS SERVED ON OTHER COMMUNITY BOARDS.

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 ⑤

- CAN CREATE OWN SCHEDULE WITH WORK

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 ③.5 4 5

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

—

Brock Cherry
Dave Bertelsen
836-9068

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Planning Advisory Board/Zoning Commission Interviews:

Applicant: David Cantley 4:15
Interviewer: Jamie Nygard 12/4/24

Ranking: 5 High; 1 Low

Introduction Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?

1 2 3 4 Architect - Born & raised in Great Falls -
Contribute to Great Falls & continue to grow
⑤ Worked w/ designers & the public -

• **Experience** Do you have any background or knowledge in planning, development, or zoning that would help in this role?

1 2 3 4 Architect = Past chairman of design review
⑤ board - Good relationship w/ City Staff & the Team.

• **Availability** The board generally meets the second and fourth Tuesdays at 3:00 p.m. Is this schedule manageable for you?

1 2 3 4 Is retired - has no time but time -
⑤ Being retired - reduced conflict of interest

• **Commitment to Prepare** You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?

1 2 3 4 Absolutely - Very comfortable
⑤ Did all the time throughout his practice -

• **Closing** - Do you have any questions about the board's responsibilities or expectations?

Excited to take on some new challenges in retirement.