

City Commission Meeting Agenda 2 Park Drive South, Great Falls, MT Commission Chambers, Civic Center June 03, 2025 7:00 PM

The agenda packet material is available on the City's website: <u>https://greatfallsmt.net/meetings</u>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <u>https://greatfallsmt.net/livestream</u>.

Public participation is welcome in the following ways:

- <u>Attend in person</u>.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: commission@greatfallsmt.net.\_Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

# **Meeting Decorum Statement**

- 1. Members of the public shall address their comments to the presiding officer and the Commission as a body and not to any individual member of the Commission or City staff.
- 2. Speakers shall keep their comments germane to the subject item on the agenda or, during petitions and communications, matters of significant public interest which are within the jurisdiction of the Commission.
- 3. Be respectful and do not engage in disorderly or boisterous conduct, including but not limited to applause, booing, or making any remarks that are, threatening, profane, abusive, personal, or slanderous that disturbs, disrupts, or otherwise impedes the orderly conduct of our meeting.
- 4. Signs, placards, banners, or other similar items shall not be permitted in the audience during our City Commission meeting.
- 5. Remain seated, unless addressing the body at the podium or entering or leaving the meeting. Private or informal conversations may occur outside of the Chambers. Obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.
- 6. A complete copy of Rule 10 pertaining to the public participation is available on the table in the Commission Chambers and is included with the Meeting posting on the City's Website.

# CALL TO ORDER

# PLEDGE OF ALLEGIANCE

# **ROLL CALL / STAFF INTRODUCTIONS**

# AGENDA APPROVAL

# **CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS**

# **MILITARY UPDATES**

1. Miscellaneous Reports and announcements from Montana Air National Guard.

## PETITIONS AND COMMUNICATIONS

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

2. Miscellaneous reports and announcements.

## **NEIGHBORHOOD COUNCILS**

3. Miscellaneous reports and announcements from Neighborhood Councils.

## **BOARDS AND COMMISSIONS**

- 4. Miscellaneous reports and announcements from Boards and Commissions.
- 5. Appointment to the Library Board.

## **CITY MANAGER**

6. Miscellaneous reports and announcements from City Manager.

## **CONSENT AGENDA**

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

- <u>7.</u> Minutes, May 20, 2025, City Commission Meeting.
- 8. Total Expenditures of \$3,912,311 for the period of May 1, 2025 through May 14, 2025, to include claims over \$25,000, in the amount of \$3,346,326.
- <u>9.</u> Contracts List.
- <u>10.</u> Award a contract in the amount of \$145,593.15 to United Materials of Great Falls, Inc. for the River Drive Trail Replacement project, and authorize the City Manager to execute the construction contract documents.
- 11. Award a contract in the amount of \$126,888 to Smith River Construction, LLC, for the 10th Street Bridge remodel project, and authorize the City Manager to execute the construction contract documents.

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

## **PUBLIC HEARINGS**

- 12. Resolution 10574, Establishing Residential and Commercial Water, Sewer, and Storm Drain Utility Service Rates Effective July 1, 2025. *Action: Conduct a public hearing and adopt Res.* 10574 with either Option A with an average increase of 10% or Option B with an average increase of 27%. (Presented by Christoff Gaub)
- 13. Resolution 10566, Request from the City of Great Falls Public Works Department to use additional Downtown Urban Renewal District Tax Increment Finance (TIF) funds in the amount of \$257,000 for the replacement of deteriorated sidewalk and non-compliant ADA ramps with streetscape, along the east side of 7th Street South between Central Avenue and 1st Avenue South. *Action: Conduct a public hearing and adopt or deny Resolution 10566. (Presented by Brock Cherry)*

- 14. Resolutions 10589 and 10590, Requests for Downtown Urban Renewal District Tax Increment Finance (TIF) funds for trash receptacles and the cost of trimming, maintaining, and replacing downtown boulevard trees. *Action: Conduct a joint public hearing. (Presented by Brock Cherry)* 
  - I. Resolution 10589, A request from the City of Great Falls to use \$130,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of the replacement of the downtown trash receptacles. Action: Adopt or deny Res. 10589.
  - II. Resolution 10590, A request from the Business Improvement District (BID) to use \$35,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of trimming, maintaining, and replacing downtown boulevard trees. Action: Adopt or deny Res. 10590.
- 15. Meadowview Village Major Subdivision Annexation and Planned Unit Development Zoning. *Action: Conduct a joint public hearing. (Presented by Brock Cherry)* 
  - I. Resolution 10578, Annexing the property legally described as Lots 8-10, and 13-15 of Beebe Tracts. *Action: Adopt or deny Resolution 10578 and approve or not approve and the Improvement Agreement.*
  - II. Ordinance 3273, Assigning a Planned Unit Development (PUD) zoning district for the subject property. *Action: Adopt or deny Ord. 3273 and approve or not approve the Preliminary Plat of Meadowview Village Major Subdivision.*

# **OLD BUSINESS**

- 16. Professional Services Agreement for the Water Treatment Plant (WTP) Head House and Rapid Mix Vault project. Action: Approve or not approve the Professional Services Agreement Amendment No. 1 in the amount of \$256,000 to TD&H Engineering Inc. and authorize or not authorize the City Manager to execute the agreement documents. (Presented by Christoff Gaub)
- 17. South Great Falls Storm Drain Middle Basin Project, Change Order No. 1. Action: Approve or not approve Change Order No. 1 with United Materials of Great Falls, Inc. in the amount of \$149,721 and increase the total contract amount from \$1,581,695.80 to \$1,731,416.80. Presented by Christoff Gaub)

## **NEW BUSINESS**

## **ORDINANCES / RESOLUTIONS**

18. Ordinance 3275, A request from Benefis Health Systems assigning Planned Unit Development (PUD) zoning to the property legally described as Lot 1A1A of Block 1, Mount Olivet Addition for the Sanavita Estates Development. *Action: Accept or not accept Ordinance 3275 on first reading and set or not set a public hearing for July 1, 2025. (Presented by Brock Cherry)* 

## **CITY COMMISSION**

- 19. Miscellaneous reports and announcements from the City Commission.
- 20. Commission Initiatives.

## ADJOURNMENT

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

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

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



Commission Meeting Date: June 3, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	Appointment to the Library Board
From:	City Manager's Office
Initiated By:	City Commission
Presented By:	City Commission
Action Requested:	Appoint one member to the Library Board for a five-year term through June 30, 2030.

#### **Suggested Motion:**

#### 1. Commissioner moves:

"I move that the City Commission (appoint/reappoint) \_\_\_\_\_\_to the Library Board for a five-year term through June 30, 2030."

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

**Background:** The Library Board is comprised of five members who are appointed by the City Commission. The Board oversees the Library policies and operations including book policies and service to the City, County, and Pathfinder Federation of Libraries. Members serve for five-year terms, but no more than two full terms in succession, exclusive of time served on any unexpired term. The current members of the Board and their terms are as follows:

Jessica Crist	1/6/21 - 6/30/25
Whitney Olson	7/18/17 - 6/30/27
Samantha DeForest	5/15/18 - 6/30/26
Anne Bulger	7/17/18 - 6/30/28
Noelle Johnson	10/3/23 - 6/30/29

Ms. Crist submitted an updated application to be considered for an additional five-year term. In accordance with Resolution 10524, City staff advertised for the upcoming vacancy through May 20<sup>th</sup> and received applications from three new citizens. Staff also received an application from a citizen after the posted deadline; this candidate will not be considered at this time.

Interested candidates:

Jessica Christ Ray Bukoveckas London Griffith Janet Denise Thomson Candidates were interviewed by the City Commission during a Special Work Session on June 3, 2025.

# Alternatives:

The City Commission could choose not to appoint or reappoint and ask that staff continue to advertise for additional citizen interest.

## **Attachments/Exhibits:**

Applications

erie da	OFGREATEN	
C	The second secon	
	MONTANA	

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

MAY = 7 2025

RECEIVED

Agenda #5.

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

Date of Application: Board/Commission Applying For: May 7, 2025 Library Board Trustee Name: Jessica Crist Home Address: 401 4th Ave N Email address: crist. jossica eginail. Great Falls, MT 59401 Work Cell Home Phone: 406 452050 Work Phone: NA Phone: 4010 868 7658 Employer: Occupation: retired bishop NA Would your work schedule conflict with meeting dates? Yes D No (If yes, please explain) Related experiences or background: A years service in Library Bourd 17 years administrative/ management exposionce 15 years administrative/ management exposionce 15 years running adult education programs Educational Background:, BA . Yale · MDiv Harvard , continuingeducation over since IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING: Previous and current service activities: se attached Previous and current public experience (elective or appointive): see attached Membership in other community organizations: See attached

Form updated November 2015

Page 1

Have you ever worked for or are you currently working for the City of Great Falls? Yes D No x If yes, where and when? Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes D No 🗙 If yes, who, which department, and relationship? Have you ever served on a City or County board? Yes No D If yes, what board and when did you serve? Are you currently serving on a Board? Yes No I If yes, which board? GFPL Board of Tructees 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? Sop attached Please describe your experience and/or background which you believe qualifies you for service on this board/commission? See attached Additional comments: See attached am out of state June 14-28 Signature ossio Chest Date: 517/25 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 Hand Deliver: City Manager's Office Email: P.O. Box 5021 Civic Center, Room 201 kartis@greatfallsmt.net Great Falls, MT 59403 2 Park Drive South

Additional Information for Jessica Crist, Applicant for GFPL Board of Trustees

#### Previous and current service activities:

GFPL Board of Trustees Friends of Montana PBS Board (vice chair) Pacific Lutheran Theological Seminary Board (chair) Repudiation of the Doctrine of Discovery Task Force (ELCA) co-chair Family Promise volunteer FISH volunteer Library Volunteer

#### Previous and current public experience:

GFPL Board of Trustees Volunteer work on campaigns Citizen engagement with the legislature Whittier PTA volunteer and president Girl Scout leader

#### Membership in other community organizations:

Bethel Lutheran Church YWCA History Museum Russell Museum PGSMOA

#### Interest in serving on this board:

It takes a while to get up to speed with all the details about being an effective board member. I have spent 4 years learning about the library, how it functions, how it is part of the City, and how it is differentiated from the City. During my time on the board we ran a campaign for a mill levy, developed a strategic plan, dealt with funding shortfall, came out of COVID, engaged with the neighborhood to find solutions to the misuse of the Library Park, and much more. I have learned about the network of libraries across the state, about the role the GFPL plays with other agencies and institutions in our committee. I am interested in being appointed to another term because I think that all this learning I have done should not go to waste. I am ready to continue serving.

#### Experience and/or background which qualifies you for service on this board:

<u>Board experience in general</u>: I have served on numerous boards and know how to make best use of board members' time. I know the difference between board responsibilities and staff responsibilities. I have experience managing conflict, and with finding ways to defuse it.

Experience on the GFPL Board: I have been part of the GFPL board through several transitions, and I am comfortable with finding ways to improve board experience.

<u>Public speaking and engagement:</u> I have experience in public speaking and meeting with public leaders and groups. This is helpful in telling the story of the library to public groups, and to advocate for the library where appropriate.

Additional Comments: I will be out of state June 14-28, but available by Zoom.



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



MAY 1 2025 Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Knov CAWSY MANAGER

Board/Commission Applying For:			Date of Application:
LibRARY BOZIA	OF TRUST	ees	4/29/25
Name:			
RAY BUKOVEC	KAS		
Home Address:	-		Email address:
3400 FOX FARM	Road	GF	VZybuck 798@GMAI
Home	Work		Cell Co.
Phone:	Phone:		Phone:
Occupation		<b>F</b> 1	406 505 0301
Occupation.		Employer:	
RetiRed		Non	10
Would your work schedule conflict with	meeting dates?	Yes D Nor (If	yes, please explain)
		,	6
Related experiences or background:	- 1. n 1.	Do il.	T MICOP MT
LIBRARY BOARD M	ember / r	Kes Iden	) VALIER MAL
LIBRARY BOARD Me.	nber - A	s VIliek	Town Council Rep.
Educational Background:	D 11		CPONT ENLIC
BS - ACCOUNTIN	19 - Colle	ge or	i o Al
			1140
IF NECESSARY, ATTACH A SEPAI	RATE SHEET FOR	YOUR ANSW	ERS TO THE FOLLOWING
Previous and current service activities:			ACTE La Aprilia -
MAYPR - TOWN OS VA	lier Mt	-2 jeA	es, Town council
VAlieR, MT - 2 yerks	S. TREASU	Rek- FK	ConTRANS CASH-
6 VEARS			
Previous and current public experience (	elective or appointiv	e):	
MAYOR			
Town Council VALIER MT.			
2 YEAKS	EACH		
Membership in other community organized	zations:		
None			

11

Have you ever worked for or are you currently working for the City of Great Falls? Yes D No y If yes, where Agenda #5. when? Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes D North 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? MAKOR - VALIER MT 2016-2017 TOWN Council 2018 - 2020 Are you currently serving on a Board? Yes D No V 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? Improve Library Services Understand And held with Librarky Services Please describe your experience and/or background which you believe qualifies you for service on this board/commission? VALIER BOARD OF DiRectors As member / PRESident/ And member APPOINTED By MAYOR - TOWN COUNCIL REP. Additional comments: Signature Date: 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

C	TTY OF GREAT FALLS
U	
-	MONTANA

# 1.

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

MAY 2 0 2025

RECEIVED

Agenda #5.

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

Board/Commission Applying For:			Da	ate of Application:
Great Falls Public Library Board of Trustees				
Name:				
London Criffith				
Home Address:			Emai	il address:
1219 26th Ave. SW, Great Falls	s, MT 59404		lond	on.griffith@gmail.com
Home Phone:	Work Phone:			Phone:
n/a	n/a			347-834-7420
Occupation:	11/4	Employer:		
Estates Transfer Associate		D.A. Davidso	n	
Would your work schedule conflict with	meeting dates?	Yes $\mathbb{Z}$ No $\square$ (1)	f yes,	please explain)
If meeting dates remain as scheduled	d, I will not have an	y issue with at	ttendi	ng.
Related experiences or background:	ath Draduationa, NV, N	V		
Founder of non-profit theater company, M. Be Former employee/organizer of one of the large	gest non-profit commun	ity centers in NY,	NY	
Former writer for online magazine covering the Avid reader, owner and user of a GFPL Card	neater productions and	performance in N	NY, INY	and the second se
Blogger with a focus on reading and writing -	www.iwearflipflopsinth	esnow.substack.c	com	
C.M. Russell High School, 2005				
University of Central Arkansas, 2005-2006				
New York Conservatory for the Dramatic Arts, Graduated 2009 Bourogh of Manhattan Community College, Paralegal Course, Certificate Completion, 2020				
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:				
Previous and current service activities:	Incorpotion Darish	conving as an		
Volunteer at Lehigh County Human S	Society in Allentow	n, PA (former)		
Previous and current public experience (	(elective or appointiv	re):		
None to speak of, but I am eager to find a way to be more active and supportive within the community.				
Membership in other community organi	zations:			
Great Falls Theatre Company				

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

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

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

Are you currently serving on a Board? Yes □ No Ø 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 have been a lifelong reader, and while many other passions and pursuits have filled my life, my love for reading has always stayed a pivotal part of who I am. When I meet new people, they quickly discover I am an avid reader, completing over 60 books a year on various genres and topics. My interest in serving on this board is my ardent belief that reading and its benefits to the community members should be protected. I am aware of the challenges the library might face, and I am ready to contribute my problem-solving skills to ensure that the library, as more than just books, continues to be a thriving resource for the community in various ways it currently serves. A library is a hub of information and support for the community. I look forward to the opportunity to keep this hub and touchstone of the community alive and thriving by continuing to grow and adapt to the ever-changing demands of Great Falls.

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

While I don't have any direct experience working in libraries or on previous boards, I have a vast array of experiences working to serve the community. I was previously employed by a YMWHA in New York City, where our location and mission were central in supporting the community with a gym, pool, daycare, theater, religious education, after-school care, senior support, and many others. I was an integral part of planning, organizing, and executing fundraiser events and other significant community events, where we hosted hundreds of attendees of all races, ages, incomes, and backgrounds. I was also an integral part of several non-profit theater companies where I led and organized several productions and coordinated with other New York City theater community leaders to ensure successful productions and events.

#### Additional comments:

1

While my experience directly in public service is limited, my passion for ease of access to information and other free services for the public is unmatched. Through community and cooperation, just about anything is possible. Libraries are one of the last places to exist and gather for free. In Montana, this is essential as they are indoors and provide a service by just having the doors open. But by keeping the doors open to all, the entire community can develop, learn, and grow in a brighter, more vibrant community.

I chose to return to Great Falls and hope to use my experience to contribute to the community and would welcome the chance to serve on the Library Board to share my passion for reading, learning and community.

Signature

Date: 20 May 2025

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

40	enda	#5
чy	enua	#0.



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

MAY 2 0 2025

RECEIVED

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

Board/Commission Applying For:		Date of Application:		
GF City Library		May 16, 2025		
Name:				
Janet Denise Thoms	on			
Home Address:			Email address:	
2724 Delmar Drive		j	jannyt2162@gmail.com	
Home Phone: 6242 406-453-6142	Work Phone: <b>Retired</b>	_	Cell Phone: 406-788-2162	
Occupation:		Employer:		
Retired Educator				
Would your work schedule conflict with	meeting dates?	Yes □ No ■ (If	yes, please explain)	
Related experiences or background: Reading Specialist, Great Falls Pu Curriculum Specialist, GFPS, 198 Contracted Services (various distr	ıblic Schools 197 0-1996 icts, agencies) 19	0-1979 996-2008		
Educational Background: University of Montana 1969 B.Ed.	; 1979 M.Ed. Ed.I	D. 1991		
IF NECESSARY, ATTACH A SEPA	RATE SHEET FOR	R YOUR ANSW	ERS TO THE FOLLOWING:	
Previous and current service activities: Various education organizations (Curricu Montana ASCD Director (Volunteer posit St. Thomas Board, (abt. 1988-1994, volu 1980s Cascade County MS Board volunt	Ilum, principals, PDK lion, no compensatio inteer) teer	, 1971-2008) n), 1996-2008		
Previous and current public experience (elective or appointive): See above.				
Membership in other community organizations: Great Falls Ski & Board Club volunteer Great Falls Genealogy Society volunteer The History Museum (Great Falls) Montana Historical Society				

Form updated November 2015

Have you ever worked for or are you currently working for the City of Great Falls? Yes D 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  $\Box$  No  $\blacksquare$  If yes, who, which department, and relationship?

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

#### Are you currently serving on a Board? Yes $\square$ No $\blacksquare$ If yes, which board? **Not on a city board. Is that what you mean? Fam** V. P. of GF.6.5.

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 believe that public libraries are the "poor man's" access to immediate information to improve one's life. Children, beginning in infancy, need access to reading and listening materials. All people in our county deserve access, along with access to trained library specialists, seven days a week. I am a supporter of our Bookmobile, and am pleased with the services our library currently offers.

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

Once a reading specialist, always a reading specialist. The little library in my country school provided me with access to great literature and nonfiction, and most important--the idea that there were even bigger libraries and lots more info for me to explore. I am a curious person, always reading, and interested in many topics. I want this for my fellow citizens; I hope they have best access, too.

Additional comments:

I believe all people in our county can work together to provide the best services for all through our public library. I am ready to serve.

Signature	Date:
Janet D. Thomson Junto D. Shomson	May 16, 2025

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

# JOURNAL OF COMMISSION PROCEEDINGS May 20, 2025 -- Regular City Commission Meeting Civic Center Commission Chambers, Room 206 -- Mayor Reeves Presiding

# CALL TO ORDER: 7:00 PM

# PLEDGE OF ALLEGIANCE

# **ROLL CALL/STAFF INTRODUCTIONS:**

City Commission members present: Cory Reeves, Joe McKenney, Rick Tryon, and Shannon Wilson. Commissioner Susan Wolff was excused.

Also present were Deputy City Manager Bryan Lockerby, Public Works Director Chris Gaub, Planning and Community Development Director Brock Cherry, Grant Administrator Tom Hazen, Interim Park and Recreation Director Jessica Compton, ARPA Project Manager Sylvia Tarman, City Attorney David Dennis, Police Chief Jeff Newton, and City Clerk Lisa Kunz.

# AGENDA APPROVAL:

There were no proposed changes to the agenda by the Deputy City Manager or City Commission. The Commission approved the Agenda as presented.

# **CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS:**

Commissioner Wilson disclosed that she attended a recent Continuum of Care meeting wherein the project set forth in Agenda Item 19 was discussed. The Agenda Report for Item 19 contains the same information, so she will be participating in the discussion and vote on that item.

# PETITIONS AND COMMUNICATIONS

1. Jeni Dodd, City resident, read from a prepared statement in opposition to the City's purchase of property addressed as 5200 2<sup>nd</sup> Avenue North for a future regional storm water pond that was approved by the Commission at its May 6, 2025 meeting.

# **NEIGHBORHOOD COUNCILS**

# 2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

# **BOARDS AND COMMISSIONS**

# 3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

# **CITY MANAGER**

# 4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Interim Deputy City Manager Bryan Lockerby reminded everyone to honor those that lost their lives this Memorial Day and, in honor of National EMS Week, he thanked all first responders and 911 dispatchers.

Public Works Director Chris Gaub announced National Public Works Week May 18-24, 2025. He reviewed Public Works' accomplishments in FY25 that included the Sanitation, Street, Environmental, Water Plant, Central Garage, Utilities, and Engineering Divisions. Cole Henderson in the Sanitation Division was voted Public Works Employee of the Year, and Central Garage was voted Division of the Year.

Team Event of the Year went to several employees from the Water Plant and Utilities Divisions, as well as the City Manager's Office, for their collaborative effort on locating and isolating the 32<sup>nd</sup> Avenue NE/2<sup>nd</sup> Street NE water main break to control further damage.

# **CONSENT AGENDA**

- 5. Minutes, May 6, 2025, City Commission Meeting.
- 6. Total Expenditures of \$5,575,275 for the period of April 10, 2025 through April 30, 2025, to include claims over \$25,000, in the amount of \$4,480,800.
- 7. Contracts List.
- **8.** Grants List.
- **9.** Approve the final payment for the CDBG 32nd Street South ADA Upgrades, Phase 2, in the amount of \$299,921.49 to United Materials of Great Falls, Inc., and \$3,029.51 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments. **OF 1788.2**
- Approve the final payment for the CDBG Sidewalk project around Carter Park, in the amount of \$53,982.02 to United Materials of Great Falls, Inc., and \$545.28 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments. OF 1806.0

- 11. Approve the final payment for the 7th Ave NW Street Reconstruction from 11th Street NW to 12th Street NW project, in the amount of \$192,339.23 to United Materials of Great Falls, Inc., and \$1,942.82 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments. **OF 1806.3**
- 12. Approve the final payment for the Great Falls Animal Shelter Remodel Project, in the amount of \$7,397.20 to A&R Construction, and \$74.72 to the State Miscellaneous Tax Fund, and authorize the City Manager to make the payments. **OF 1831.0**
- **13.** Approve the purchase of one new Peterbilt 548 tandem axle dump truck from Jackson Group Peterbilt of Missoula, through Sourcewell Purchasing Cooperative, for a total of \$184,631.
- **14.** Approve the Fiscal Year 2026 annual bid award for asphaltic concrete material to Great Falls Sand and Gravel, Inc. for an amount up to \$919,300.

# Commissioner Tryon moved, seconded by Commissioners McKenney and Wilson, that the City Commission approve the Consent Agenda as presented.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

# **PUBLIC HEARINGS**

# 15. LEASE AGREEMENT WITH THE AMERICANS LITTLE LEAGUE ASSOCIATION.

Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Interim Park and Recreation Director Jessica Compton reported that the American Little League Park is located at 38<sup>th</sup> Street North and 10<sup>th</sup> Avenue.

The five-year lease includes an annual fee of \$350. The City would be responsible for water costs for irrigation, up to a maximum of \$3,000 per year. The Association is responsible for 100% of the water bill for their fields, as their water meters exclusively serve the baseball facilities.

Mayor Reeves asked if the Commissioners had any questions of Interim Director Compton.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of or in opposition to the lease agreement with the Americans Little League Association.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner Wilson moved, seconded by Commissioner McKenney, that the City Commission approve a lease agreement of City owned property located at 38<sup>th</sup> Street North and 10<sup>th</sup> Avenue with the Americans Little League Association.

Mayor Reeves asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

# 16. LEASE AGREEMENT WITH THE WESTSIDE LITTLE LEAGUE ASSOCIATION.

Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Interim Park and Recreation Director Jessica Compton reported that the leased parkland is located in Westside Park, next to Grande Vista Park at 1109 Ferguson Drive.

The five-year lease includes an annual fee of \$350. The City would be responsible for water costs for irrigation, up to a maximum of \$1,500 per year. The Westside Little League Association will be responsible for 40% of total water costs for irrigation of Westside Park, less the City's \$1,500 stipend. The variance in the stipend amounts reflects the specific water usage arrangements at each park.

Mayor Reeves asked if the Commissioners had any questions of Interim Director Compton.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of or in opposition to the lease agreement with the Westside Little League Association.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission approve a lease agreement of City owned property located in Grande Vista Park described a Westside Little League Park with Westside Little League.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

# 17. LEASE AGREEMENT WITH THE RIVERSIDE LITTLE LEAGUE ASSOCIATION.

Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Interim Park and Recreation Director Jessica Compton reported that Riverside Little League Park is located adjacent to Sacajawea Park.

The five-year lease includes an annual fee of \$350. The City would be responsible for water costs for irrigation, up to a maximum of \$1,500 per year. The Riverside Little League Association will be responsible for 60% of total water costs for irrigation of Sacajawea Park and Riverside Little League Park, less the City's \$1,500 stipend.

Mayor Reeves asked if the Commissioners had any questions of Interim Director Compton.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of or in opposition to the lease agreement with the Riverside Little League Association.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission approve a lease agreement of City owned property located in Sacajawea Park and Riverside Little League Park with the Riverside Little League Association.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

# **OLD BUSINESS**

# **NEW BUSINESS**

# 18. LIFT STATION 4 UPGRADES AND REPLACEMENT CONSTRUCTION CONTRACT. OF 1817.2

Public Works Director Chris Gaub reported that this item is a proposed construction project that would replace and improve Lift Station 4. AE2S designed the project after Commission approval of the Professional Services Agreement on February 6, 2024. Lift Station 4 is approximately 50 years old and its capacity can no longer meet the system demands. This lift station collects from Electric City Waterpark, New City Church, and an office-building complex. During peak discharge, such as pool draining and maintenance, the lift station can be inundated.

With the improvements to Lift Station 4, it will be able to reliably collect and discharge all incoming sanitary sewer loads while adding reliability and increased capacity to support future expansion within the water park and neighboring area.

Staff recommends awarding the construction contract of just under \$1.3 million dollars to the low bidder, Geranios Enterprise of Great Falls, and move forward with the construction and completion of this improvement.

Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission award a construction contract in the amount of \$1,289,952.30 to Geranios Enterprises, Inc. for the Lift Station 4 Upgrades and Replacement project, and authorize the City Manager to execute the contract documents.

Mayor Reeves asked if there were any comments from the public.

Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that he is happy to see progress on this on-going important project. He expressed appreciation to Public Works for all the work they do.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 4-0.

# 19. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING AGREEMENTS FOR THE LELAND APARTMENTS WITH REBUILD GREAT FALLS.

# 20. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT WITH GREAT FALLS PUBLIC SCHOOLS FOR THE LEWIS & CLARK ELEMENTARY SCHOOL ADA PLAYGROUND PROJECT.

# 21. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG-CV) FUNDING AGREEMENT FOR THE YWCA BATHROOM REMODEL PROJECT.

ARPA Project Manager Sylvia Tarman provided background information on each of the four CDBG projects (Agenda Items 19-21) and noted she would respond to inquiries after the motion on each item.

The Department of Housing and Urban Development (HUD) awards CDBG funds to the City to benefit low-to-moderate income (LMI) individuals, and support projects in the community that provide low cost housing, remove architectural barriers, or provide supportive services to LMI individuals, among other things.

Two projects pertain to the Leland apartments located at 718-726 1<sup>st</sup> Avenue North, which includes three buildings within the downtown low-to-moderate area (LMA) and Tax Increment Financing (TIF) Districts. Rebuild Great Falls, a new non-profit housing group founded to help improve the condition of low-income housing in Great Falls, reached out to the City to investigate what options the City has to help support the renovations of this property. Over the last few months, staff from Planning and Community Development and Finance have worked with the group's officers to answer questions and provide guidance on options for support. Rebuild Great Falls acquired the property and took over operations as of April 1, 2025. These historic apartment buildings currently have 62 available units, all of which are currently renting at Section 8 rates or below. Thus, the building exclusively rents to low-tomoderate income residents. Rebuild Great Falls is proposing to rehabilitate all three buildings over five phases. This process will entail renovating the empty units, moving existing residents into the renovated units, and then renovating the newly vacated units. No residents will be displaced during this process. Rebuild Great Falls intends to keep the rents under the affordability range for low-to-moderate income levels after the rehabilitation project is complete. Rebuild Great Falls intends to work with the City and the CDBG program through the entirety of the project.

The buildings are currently in a state of disrepair and constitute blighted conditions. These projects intend to bring the standard of living up to modern standards for safety and cleanliness. For those reasons, these projects are eligible for CDBG funding under blight removal and providing a suitable living environment for low-to-moderate income individuals. Currently, there is a large bed bug infestation problem, as well as cockroaches present throughout the buildings. In order to get contractors in to secure the buildings, as well as provide relief for the residents, Rebuild Great Falls wants to procure bug removal services. Rebuild Great Falls secured quotes for this effort, and intends to work with a local service provider who has worked in the building before.

This effort will be a comprehensive service with 5-6 applications over 6 months to eradicate the pest issues rather than just spot treating.

The Leland Apartments also suffer from a severe buildup of trash and debris. Many of the units have been used as storage that were never cleaned out. Many of the hallways and common areas have a buildup of trash and structural debris that has fallen down, but never removed. The exterior spaces and garages have also built up trash from residents throwing trash out there or from non-residents camping around the building. Cleaning out these areas will open up accessibility to common areas for the residents, as well as enabling the next phase of remodels to begin.

Rebuild Great Falls has requested \$20,100 to complete the bug removal project and \$64,970 for the trash removal project, both of which will improve the living conditions for the tenants now and enable the next phase of the project to be planned. Both of these projects meet the eligibility requirements for CDBG, and will support renovation of low-income housing and remove blight within the downtown core. Staff recommends approval of both projects.

Next is an application from Lewis and Clark Elementary School to help install an ADA accessible playground at the School. This effort will serve to help remove architectural barriers for disabled students who attend the school and who live in the neighborhood. This project is also eligible on an area benefit basis, as the school sits within a low-to-moderate income area designated by HUD. HUD designates an area as low-to-moderate income if 51% or more of the residents in that area earn less than 80% of the median income for the region.

The project entails installing an ADA compliant playground system, including a jungle gym with ramps and slides, swings, and various other features. The project includes installing poured-in-place surface and engineered wood fiber surfacing. The playground will be open to the public at all times for neighborhood use. The Lewis & Clark PTA association has been fundraising for two years for this project, and will utilize those funds to supplement the project budget. Lewis & Clark has requested \$153,777 to complete the project budget, and plans to complete the project in the summer of 2025. As the project meets the eligibility requirements, and will help complete this project for the school and neighborhood in a shorter timeframe, staff recommends approval of the project.

Lastly is the CDBG-CV request from the YWCA. The City received CDBG-CV funds in 2020, as a separate pot of money to be used for projects that responded to issues related to the pandemic. The City received only a few applications that would qualify for this specific purpose, and the funding expires in July of 2026. The YWCA has submitted a request for \$329,000 of CDBG-CV funds for the remodel of their bathroom facilities at the main administrative building and the Mercy Home, which is an emergency shelter for survivors of domestic abuse. These facilities serve women,

children, and families that are primarily low-to-moderate income, and are high traffic communal spaces. The project entails renovating the shared bathrooms by installing hands-free fixtures, improving ventilation with new exhaust fans, installing antimicrobial surfaces, adding floor to ceiling enclosures increasing social distancing capabilities, as well as installing accessibility improvements. This project qualifies for CDBG-CV funds, as it responds to CDC recommendations for infection control in shared spaces to reduce the spread of infectious diseases, as well as supports low-to-moderate income individuals.

The proposed project was evaluated by Staff and the CDBG Review Committee for funding eligibility. The proposal complies with all program requirements because it serves low-to-moderate income persons by providing a public service that is responding to the pandemic and possible future outbreaks. This project will also utilize almost all of the remaining CDBG-CV funds allocated to the City. For those reasons, staff recommends approval of the project.

Commissioner Wilson moved, seconded by Commissioner McKenney, that the City Commission approve the CDBG Funding Agreement in the amount of \$20,100.00 to Rebuild Great Falls for the Leland Apartments Bug Removal project, and authorize the City Manager to execute the grant agreement.

Mayor Reeves asked if there were any comments from the public.

Written comments were received from **Tyler Carlin**, social worker for the Department of Veterans Affairs in Great Falls. Mr. Carlin urged Commission approval of both funding agreements, as the Leland Apartments have been vital in ending Veteran homelessness in our community.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that the City acts as a pass through for CDBG funds, and Rebuild Great Falls will be responsible for hiring the bug removal and trash removal contractors. He expressed concern that those contractors were not named in the Agenda Report and conflict of interest issues with the contractor or any subcontractors.

ARPA Project Manager Tarman responded that Rebuild Great Falls is subject to and has agreed to abide by the City's financial and purchasing policies for requiring quotes/bids and federal funding guidelines as set forth in the grant agreement. As part of its due diligence, City staff has been working and strategizing with the HUD representative on how to structure the phased approach of this project.

Local quotes were received from bug removal and trash removal contractors.

Commissioner Wilson reported that there is a bed bug problem in some of the buildings around town. The City-County Health Department requires the land owner/landlord to take care of the problem. She commended Rebuild Great Falls for wanting to take care of the problem and making it a decent place to live for the residents, including 14 veterans.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 4-0.

# Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission approve the CDBG Funding Agreement in the amount of \$64,970.00 to Rebuild Great Falls for the Leland Apartments Trash Removal Project, and authorize the City Manager to execute the grant agreement.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney received clarification that 62 units, out of the targeted 68 units after renovations are completed, are currently rented.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 4-0.

Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission approve the CDBG Funding Agreement in the amount of \$153,777.00 with Lewis & Clark Elementary School for the Lewis & Clark ADA Playground Project, and authorize the City Manager to execute the grant agreement.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission approve the CDBG-CV Funding Agreement in the amount of \$329,000.00 with the YWCA for the Bathroom Remodel Project, and authorize the City Manager to execute the grant agreement.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

# 22. CDBG & HOME CONSOLIDATED PLAN AND CITIZEN PARTICIPATION PLAN.

ARPA Project Manager Sylvia Tarman reported that CDBG and HOME programs are federal programs administered by HUD to help fund local community development programs including affordable housing, public service agency assistance, economic development and public infrastructure projects. The primary goal of these programs is to assist low and moderate-income (LMI) persons in Great Falls. State and local governments receive funding from HUD based on a formula derived from population and housing statistics. HUD requires public input, especially input from lower income citizens and the agencies representing them, on issues and needs of the community.

This year marks the end of the previous 2020-2024 Five Year Consolidated Plan, or "Con Plan." The City contracted with Community and Policy Advisors, LLC, a consultant who specializes in CDBG planning, to prepare the draft 2025-2029 Con Plan and help staff through the public consultation process. As part of the requirements of public consultation, the consultant put together a community survey that City staff distributed to known local advocates, as well as posting to our City website and social media pages. The City also hosted a Community Housing Work Group on March 26, 2025 and a Community Needs Work Group on April 16, 2025. Both meetings were well attended with 20-30 individuals, both in person and online and provided great input and discussion from our community members.

For the draft Con Plan, the consultant updated data throughout the plan to reflect the new timeframe, updating the City Department to Finance, and updating the demographic information from their research. The biggest change in terms of Goals is the combination of a couple goals, updated goal outcomes, and updated five-year funding amounts. The dollar amounts assigned to each goal has been updated somewhat based on the data analysis and public input. The overarching goal structure did not change as it offers the City a large amount of flexibility to fund a variety of projects that align with the current capacity of city programs already in place, as well as opportunity to address additional needs, should it arise in any one area.

The consultant also helped the City revise the Citizen Participation Plan. This revision will streamline the public notification process. The biggest change is what is defined as a "substantial amendment". A substantial amendment is now defined as a "Change in allocation priorities of more than 20%; Carrying out new program activities that do not meet the goals identified in the Consolidated Plan or Annual Action Plan; Change in purpose or scope of activities identified in the Consolidated Plan or Annual Action Plan." The purpose of changing this is to reduce the administrative burden of having to put amended plans out for the 30-day public

review process unless they fall into these categories. Changes have been highlighted in the draft.

Holding a Public Hearing is a requirement outlined in the City's Citizen Participation Plan submitted to HUD. The Public Hearing is the final formal opportunity for the public to impact the priorities and projects the City will outline in the 5-year Consolidated Plan. This presentation serves as public notice to start the 30-day public comment period for both the Consolidated Plan and the revised Citizen Participation Plan. Staff recommends that the City Commission set July 1, 2025 as the public hearing date to consider the recommended priorities for the Program Year 2025-2029 Consolidated Plan related to the use of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds, as well as to accept the revised Citizen Participation Plan.

# Commissioner McKenney moved, seconded by Commissioner Wilson, that the City Commission set a public hearing for July 1, 2025 to consider the 2025-2029 Consolidated Plan and Citizen Participation Plan.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 4-0.

# **ORDINANCES / RESOLUTIONS**

# 23. ORDINANCE 3274, AMENDING TITLE 2, CHAPTER 21 PERTAINING TO THE CODE OF ETHICS.

City Attorney David Dennis reported that the Ethics Committee was established in 2017 to assess whether ethics complaints appear substantiated before referring them to the Cascade County Attorney. The process prior to that time required a person to make the complaint directly to the County Attorney.

Since its inception, the Committee has only reviewed three ethics complaints, each of which consumed significant legal and staff resources. Throughout the past eight years, challenges have been noticed with the current model. Those include the City Attorney and City Manager often placed in a difficult situation of referring complaints to the Committee with respect to Commission member that the City Attorney and City Manager works closely with. Additionally, since there were very few Committee meetings, it was hard to keep the Committee together and staffed with qualified people. In every situation, outside counsel was hired to advise and direct the Ethics Committee.

Additional revision includes the removal of references to the Housing Authority following the termination of the Management Agreement with the Housing Authority.

# Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission adopt Ordinance 3274.

Mayor Reeves asked if there were any comments from the public.

**Jeff Mangan**, business owner of property in Great Falls and former Montana Commissioner of Political Practices from 2017-2023, urged the Commission to oppose Ordinance 3274. Almost any county does not have organized procedures to follow through on those kinds of complaints when brought by a citizen. That is the nice part about local governments having the ability to form their own committees, have an organized process and steps to be taken and, ultimately, if the complaint is found to be substantiated by the committee, it can be referred to the County Attorney.

He encouraged the Commission to reevaluate the Ethics Committee structure to take a more active role in promoting ethics and ethical leadership in the City of Great Falls.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney commented that adoption of Ordinance 3274 would speed up the processing of ethical complaints. He inquired if Mr. Mangan had anything to add.

Mr. Mangan expressed concern about the County Attorney's Office not having an established process in place to handle ethical complaints.

Commissioner McKenney inquired if City Attorney David Dennis had anything to add about the County Attorney processing of citizen ethical complaints.

City Attorney Dennis responded that he does not know the County's process. Citizens would be referred to the County to follow their processes.

Mayor Reeves noted that he prefers ethics matters be handled by a completely separate entity.

Commissioner Tryon expressed appreciation to Mr. Mangan for his comments. He noted that the current process has also led to a vehicle for citizens to launch political and personal vendettas against past members of the Commission and staff and not actual, sustainable ethics violations. The process is streamlined with the County Attorney being the arbiter of ethics complaints. He suggested adoption of this ordinance, see how it works and, maybe in the future, entertain ideas on how to craft an ethics process that precludes what he considers personal and political vendettas.

The only authority the current ethics committee has is to pass a complaint on to the County Attorney. Adoption of Ordinance 3274 shortens that process.

Motion carried 3-1 (Commissioner Wilson dissenting).

# **CITY COMMISSION**

# 24. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Wilson announced that American Legion Post 3 would be putting up flags for Memorial Day as it does for every patriotic holiday.

## 25. COMMISSION INITIATIVES.

None.

# ADJOURNMENT

There being no further business to come before the Commission, Commissioner Tryon moved, seconded by Mayor Reeves, to adjourn the regular meeting of May 20, 2025, at 8:01 p.m.

Motion carried 4-0.

Mayor Cory Reeves

City Clerk Lisa Kunz

Minutes Approved: June 3, 2025



Commission Meeting Date: June 3rd, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

2,667,103.60

1,245,206.91

3,912,310.51

3,912,310.51

ITEM:	\$25,000 Report Invoices and Claims in Excess of \$25,000
PRESENTED BY:	Finance Director
ACTION REQUESTED:	Approval with Consent Agenda
LISTING OF ALL ACCOUNTS PAYABLE CHECI	KS ISSUED AVAILABLE ONLINE AT
TOTAL CHECKS ISSUED AND WIRE TRANSFE ITEMIZED LISTING OF ALL TRANSACTIONS G	RS MADE ARE NOTED BELOW WITH AN REATER THAN \$25,000:
ACCOUNTS PAYABLE CHECKS	05/01/2025 - 05/14/2025
MISCELLANEOUS ACCOUNTS PAYABLE WIRES	05/01/2025 - 05/14/2025
	SUB TOTAL: \$
MUNICIPAL COURT CHECKS	05/01/2025 - 05/14/2025
	GRAND TOTAL: \$

#### GENERAL FUND

SPECIAL REVENUE FUNDS		
COVID RECOVERY A T KLEMENS AND SONS	AR142306 CC RENO OF 1750.2 PMT FINAL	69,949.31
LIBRARY FOUNDATION CTA ARCHITECTS ENGINEER CUSHING	PROFESSIONAL SERVICES FOR APRIL 2025	26,189.72
DEBT SERVICE FUNDS		
CAPITAL PROJECT FUNDS		
ENTERPRISE FUNDS		
WATER		
	OF 1432 5 SW/ SIDE W/MR PH 4/PMT 6	
SEWER		279,293.70
SEWER PROSPECT CONSTRUCTION INC	OF 1758.1 LS1 REPAIR SUPLIMENT FM/PMT 2	279,293.70 40,097.39
SEWER PROSPECT CONSTRUCTION INC	OF 1758.1 LS1 REPAIR SUPLIMENT FM/PMT 2	279,293.70 40,097.39
SEWER PROSPECT CONSTRUCTION INC STORM DRAIN UNITED MATERIALS OF GREAT FALLS	OF 1758.1 LS1 REPAIR SUPLIMENT FM/PMT 2 STORM DRAIN MIDDLE BASIN/PMT 1	279,293.70 40,097.39 151,260.61

SANITATION MICHAEL BROTHERS INC	150 NEW 300 GALLON REFUSE CONTAINERS	58,800.00
PARKING STANDARD PARKING CORPORATION	PARKING SERVICES MARCH 2025	33,335.43
CIVIC CENTER EVENTS THE STURNIOLO TRIPLETS LLC	STURNIOLO SETTLEMENT	94,334.48
INTERNAL SERVICE FUNDS		
CENTRAL GARAGE		
REHBEIN FORD INC	1/2 TON 4WD REG CAB & CHASSIS UNIT#803	59,295.00
REHBEIN FORD INC	1/2 TON 4WD REG CAB & CHASSIS UNIT#804	59,295.00
REHBEIN FORD INC	1/2 TON 4WD REG CAB & CHASSIS UNIT#808	59,295.00
INFORMATION TECHNOLOGY HIGH POINT NETWORKS LLC	M365 LICENSING	99,449.56
HEALTH & BENEFITS HEALTH CARE SERVICE CORP	APRIL 2025 9077551531	947,265.27
METROPOLITAN LIFE INSURANCE	APRIL 2025 DENTAL.VISION 5389597	46,918.12
TRUST AND AGENCY FUNDS		
PAYROLL CLEARING		
STATE TREASURER	MONTANA TAXES	72,892.80
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	57,830.59
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	78,847.80
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	154,572.36
US BANK	FEDERAL TAXES, FICA & MEDICARE	241,159.85
MONTANA STATE FUND	Q1 2025 PREMIUM WORK COMP PAYMENT	122,924.42
UTILITY BILLS		
HIGHPLAINS LANDFILL	LANDFILL CHARGES APRIL 2025	123,585.69
GUZMAN ENERGY	ELECTRIC SUPPLY MARCH & APRIL 2025	96,611.40
CLAIMS OVER \$25.000 TOTAL:		\$ 3,346,326.25

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

DATE: June 3, 2025

ITEM:	CONTRACTS LIST Itemized listing of administratively approved contracts. (Listed contracts are available for inspection in the City Clerk's Office.)			
PRESENTED BY:	Lisa Kunz, City Clerk			
ACTION REQUESTED:	Ratification of Contracts through the Consent Agenda			

**MAYOR'S SIGNATURE:** 

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
A	Public Works – Water Plant	S&S Machine, Inc.	Current - 06/30/2025	\$34,890	Ratification of Public Works Non-Construction Services Agreement for emergency repair work to Pump 2 - Perform weld repair to pump casing and impeller. Perform machining repairs to pump casing, pump internal components, and impeller shaft to repair items discovered and documented during pump internal inspection.

# CONTRACTS LIST



Commission Meeting Date: June 3, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	River Drive Trail Replacement, O.F. 1838.0			
From:	Park and Recreation			
Initiated By:	Park and Recreation			
Presented By:	Jessica Compton, Park and Recreation Interim Director			
Action Requested:	Consider Bids and Award Contract			

#### **Suggested Motion:**

1. Commissioner moves:

"I move the City Commission (award/not award) a contract in the amount of \$145,593.15 to United Materials of Great Falls, Inc. for the River Drive Trail Replacement project, and authorize the City Manager to execute the construction contract documents."

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

**Staff Recommendation:** Staff recommends awarding a contract in the amount of \$145,593.15 to United Materials for the River Drive Trail Replacement project and authorize the City Manager to execute the construction contract documents.

#### **Summary:**

This project is being funded by Missouri-Madison River Fund, Northwestern Energy grants, the River's Edge Trail Foundation and Park District No. 1 Funds. This project will replace approximately 703 linear feet of asphalt surfacing on the segment of River's Edge Trail located along River Drive North and River Drive South between the Milwaukee Station and the Electric City Water Park. This includes a section under the Central Avenue bridge. Work will include traffic control, removal of existing asphalt, protection of trees and tree roots, subgrade preparation, gravel base course, reinforced concrete trail construction, ADA picnic table with sidewalk, and site reclamation.

## **Background:**

#### Workload Impacts

Design services were completed by TD&H Engineering under the direction of the Park and Recreation Department. TD&H will also provide project management services. Park and Recreation will provide general contract management with the consultant and the contractor.

#### Purpose

This project is a continuation of improvements to the River's Edge Trail system through the utilization of partnerships in funding and will replace the current asphalt trail with a concrete trail.

#### **Evaluation and Selection Process**

Three (3) bids were received on May 21, 2025 with the base bid prices ranging from \$145,593.15 to \$226,959.00. United Materials of Great Falls, Inc. submitted the low bid and is recommended for contract award. The attached bid tabulation summarizes the received bids.

#### **Fiscal Impact:**

Project funding is provided through Missouri-Madison River Fund and NorthWestern Energy Grants, and River's Edge Trail Foundation and Great Falls Park District No. 1 funds.

Funding Source amounts for the Project:

- River's Edge Trail Foundation \$ 38,000.00
- NorthWestern Energy Grant \$10,176.00
- Missouri-Maddison River Fund Grant \$129,398.00
- Park District No. 1 Funds \$4,176.00
- Park District In-Kind \$6,000.00

#### **Alternatives:**

The alternative would be to not award the contract. This alternative is not recommended by staff, as denial of the contract would result in the inability to complete the project, and potential loss of grant funding.

#### **Concurrences:**

This project was reviewed and partially funded by Rivers Edge Trail Foundation and follows their 2014 Maintenance plan to maintain and upkeep the trail system. Park and Recreation staff, River's Edge Trail Foundation Board and TD&H Engineering confirm the project is a crucial improvement and recommends contract award.

#### **Attachments/Exhibits:**

Bid Tabulation Vicinity Map

Page '	1
--------	---

	BID TABULATION										
	PROJECT TITLE: River Drive Trail Replacement O.F. 1838.0										
				Engineers Cost	Estimate	Unite	ed Materials	Mt Materi	sl & Construction	Geranios Er	nterprises, Inc
		EST		UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
ITEM	DESCRIPTION	QTY	UNIT	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE
	Base Bid										
100	Mobilization	1	LS	10,000.00	10,000.00	6900	6,900.00	9000	9,000.00	11338	11,338.00
101	Traffic Control	1	LS	2,500.00	2,500.00	7700	7,700.00	7500	7,500.00	34310	34,310.00
102	Remove Existing Asphalt	6831	SF	2.00	13,662.00	1.15	7,855.65	1.3	8,880.30	4.25	29,032.00
103	10' Reinforced Concrete Trail - 5" Thick	7250	SF	17.50	126,875.00	14.75	106,937.50	16	116,000.00	18	130,500.00
104	HC Picnic Table and Slab	1	LS	1,000.00	1,000.00	4000	4,000.00	4400	4,400.00	6794	6,794.00
105	Site Restoration	1	LS	3,500.00	3,500.00	9700	9,700.00	8000	8,000.00	12485	12,485.00
106	Miscellaneous Work	2500	EA	1.00	2,500.00	1	2,500.00	1	2,500.00	1	2,500.00
	Total Base Bid				160,037.00		145,593.15		156,280.30		226,959.00
	Deductive Bid alternative 1										
200	Reduce trail width from 10' to 9'	685	SF		685.00	6	4,110.00	16	10,960.00	0.9	6,165.00
	Total Deductive Bid Alt. No. 1						4,110.00		10,960.00		6,165.00

SUMMARY								
Bidder	Base Bid	Ded Bid Alt. No. 1						
Engineers Cost Estimate	160,037.00	\$685.00						
United Materials	145,593.15	\$4,110.00						
Mt Materisl & Construction	156,280.30	\$10,960.00						
Geranios Enterprises, Inc	226,959.00	\$6,165.00						

Bid Tabulations prepared and certified on

21-May-25

John P. Juras, Project Engineer TD&H Inc.
# SITE LOCATION MAP



PROJECT LOCATION



# Commission Meeting Date: June 3, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	10 <sup>th</sup> Street Bridge Remodel, O.F. 1790.0
From:	Park and Recreation
Initiated By:	Park and Recreation
Presented By:	Jessica Compton, Interim Director
Action Requested:	Consider Bids and Award Contract

# **Suggested Motion:**

1. Commissioner moves:

"I move the City Commission (award/not award) a contract in the amount of \$126,888.00 to Smith River Construction, LLC, for the 10<sup>th</sup> Street Bridge remodel project, and authorize the City Manager to execute the construction contract documents."

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

**Staff Recommendation:** Staff recommends awarding a contract in the amount of \$126,888.00 to Smith River Construction, LLC for the 10<sup>th</sup> Street Bridge Remodel project, and authorize the City Manager to execute the construction contract documents.

**Summary:** This project is being funded by Preservation Cascade, Inc. The project involves demolition of the top layer of asphalt at the South end approach of the 10th Street Bridge with replacement of a 6" reinforced concrete slab, demolition and removal of concrete wall at South end approach of 10<sup>th</sup> Street Bridge with replacement and placement of new concrete wall and guardrails.

**Background:** The Tenth Street Bridge is owned by the City of Great Falls. It was transferred to the City by the Montana Department of Highways on April 24, 1998. The deed transfer of the Tenth Street Bridge was executed as a result of City Commission approval of two agreements on January 20, 1998. The first agreement was between the City of Great Falls and the Montana Department of Transportation to convey ownership and responsibility for the Bridge. The second agreement approved by the Commission involved Preservation Cascade, Inc., the National Trust for Historic Preservation, and the City of Great Falls. This agreement provided for the public/private partnership to preserve the bridge.

On April 6, 2021, the City Commission approved an Exchange Agreement with Independence Bank, whereby property owned by the Bank along the south edge of the Missouri River adjacent to the Tenth Street Bridge was subdivided and exchanged for City of Great Falls vacant property along River Drive. By exchanging these properties, the City acquired additional river frontage to connect the River's Edge

Trail to the bridge. This project will continue with the preservation and improvement of the 10<sup>th</sup> Street Bridge and the future connection to the trail system utilizing funding through Preservation Cascade, Inc.

Design services for this project were completed by TD&H Engineering under the direction of the Park and Recreation Department. TD&H will also provide project management services. Park and Recreation will provide general contract management with the consultant and the contractor.

# **Evaluation and Selection Process**

Two (2) bids were received on May 21, 2025, with the base bid prices ranging from \$126,888.00 to \$211,393.00. Smith River Construction, LLC, submitted the lowest base bid. City staff recommends awarding the contract to Smith River Construction LLC in the amount of \$126,888.00.

**Fiscal Impact:** The attached bid tabulation summarizes the received bids. All funding is provided through Preservation Cascade, Inc.

**Alternatives:** The alternative would be to not award the contract and ask staff to either solicit other bids or cancel the project. This is not recommended by staff or the Preservation Cascade, Inc Board, as denial of the contract would result in further detrition of the South approach to bridge access. Denial could cause construction delays and potential construction bid increases.

**Concurrences:** Preservation Cascade, Inc. Board has reviewed the project and is in support of the necessary repairs needed to the South end approach. Park and Recreation staff, Preservation Cascade, Inc. and TD&H Engineering recommend award of the contract.

Attachments/Exhibits: Bid Tabulation

Project Plans Vicinity Map

			BID 1	ABULAT	ION			
	PROJECT TITLE: 10th Street Bridge Remodel O.F	. 1790.0						
					Smith Rive	er Construction	Geranios E	Enterprises Inc
		EST			UNIT	TOTAL	UNIT	TOTAL
ITEM	DESCRIPTION	QTY	UNIT		PRICE	PRICE	PRICE	PRICE
	Dhana da Damalitian and Naw Olah							
404	Phase 1: Demolition and New Slab				0004	0.004.00	40545	10 5 15 00
101	Mobilization (5%)	1	LS		6234	6,234.00	10545	10,545.00
102	Asphalt Top Layer Demo & Disposal	41	SY		225	9,225.00	685	28,085.00
103	Demo (E) Concrete Wall	50	LF		233	11,650.00	805	40,250.00
104	Drill 3/4"x4" Holes in (E) Deck	70	EA		68	4,760.00	105	7,350.00
105	#4 Bent Bar Epoxy Dowels	70	EA		53	3,710.00	135	9,450.00
106	4" Reinforced Concrete Slab	340	SF		38	12,920.00	75	25,500.00
107	(E) Wall Sawcut for Preservation	16	LF		209	3,344.00	385	6,160.00
108	4" Reinforced Raised Curb	65	SF		133	8,645.00	95	6,175.00
109	CIP Steel Embeds (Wall sections - approx)	8	EA		1125	9,000.00	761	6,088.00
	Total Base Bid					69,488.00		139,603.00
	Bid Alt. 1 - Phase 2 - New Walls and Repairs							
201	Straight Wall Sections	2	EA		11750	23,500.00	8150	16,300.00
202	Curved Wall sections	2	EA		16950	33,900.00	27745	55,490.00
	Total Bid Alt 1. Phase 2					\$57,400.00		\$71,790.00

SUMMARY								
Bidder	Base Bid	Bid Alt 1						
Smith River Construction	\$ 69,488.00	\$57,400.00						
Geranios Enterprises Inc	\$139,603.00	\$71,790.00						
Bid Tabulations prepared and certified on		21-May-25						

Bid Tabulations prepared and certified on

2 Rodney Blake, Project Engineer TD&H Inc.

# 10th St Bridge Remodel - South Abutment







Agenda #11.



44



# **Public Hearing:**

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

## **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10574 to establish residential and commercial water, sewer, and storm drain utility service rates as set forth in Appendix A-Option A with an average 10% increase effective July 1, 2025."

- OR "I move that the City Commission (adopt/deny) Resolution 10574 to establish residential and commercial water, sewer, and storm drain utility service rates as set forth in Appendix A-Option B with an average 27% increase effective July 1, 2025."
- 2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.

**Summary:** Each year, Public Works and Finance staff review and analyze the financing requirements of the water, sewer, and storm drain funds. The City contracted with Advanced Engineering and Environmental Services, Inc. (AE2S) for a water and sewer utility rate study in 2018 based on a comprehensive review of the City's water and sewer funds and budgets, Water Master Plan, Wastewater Facilities Plan, customer classes, current usage data and future planned growth of the City. Due to COVID, the City chose not to adjust rates for three years. Staff continues to evaluate rates based on the factors identified in the study. The last rate increase was effective on June 1, 2024.

**Background:** Adjustments in utility rates are necessary to provide adequate revenue to support operations, finance the capital improvements program, meet debt service coverage requirements, and to

maintain appropriate reserves. The rate projections to meet future revenue requirements and gradually address cost of service for the various user classes have changed the way in which the proposed rates are being presented. Staff is recommending a 10% increase for water, a 10% increase for sewer, and a 10% increase for storm drain. Alternatively, Option B includes an average 27% increase to support capital investment in public infrastructure to facilitate economic development, while making Great Falls' infrastructure more resilient, more competitive, and more responsive to opportunities.

With a 10% increase (Option A) for Residential customers, an average monthly Residential utility bill would increase \$6.04. This breaks down to an average water charge increase of \$2.32 or 10%, from \$23.20 to \$25.52 per month. An average sewer charge increase of \$2.89 or 10%, from \$28.91 to \$31.80 per month. An average storm drain charge increase of \$.83 or 10%, from \$8.34 to \$9.17 per month.

Or, with a 27% (Option B) increase for Residential customers, an average monthly Residential utility bill would increase \$17.61. This breaks down to an average water charge increase of \$4.89 or 21.17%, from \$23.20 to \$28.09 per month. An average sewer charge increase of \$7.61 or 26.26%, from \$28.91 to \$36.52 per month. An average storm drain charge increase of \$5.11 or 57.6%, from \$8.34 to \$13.45 per month.

With a 10% increase (Option A) for Commercial customers, an average monthly Commercial utility bill would increase \$17.67. This breaks down to an average water charge increase of \$7.26 or 10%, from \$72.69 to \$79.95 per month. An average sewer charge increase of \$9.22 or 10%, from \$92.22 to \$101.44 per month. An average storm drain charge increase of \$1.19 or 10%, from \$11.96 to \$13.15 per month.

Or, with a 27% increase (Option B) for Commercial customers, an average monthly Commercial utility bill would increase \$46.82. This breaks down to an average water charge increase of \$15.41 or 21.17%, from \$72.69 to \$88.10 per month. An average sewer charge increase of \$24.51 or 26.26%, from \$92.22 to \$116.73 per month. An average storm drain charge increase of \$6.90 or 57.6%, from \$11.96 to \$18.86 per month.

The rate increase for water is due to approximately \$61.4M in capital improvements needed over the next five fiscal years. The significant projects include Ongoing Water Main Replacements for \$19.8M and Water Treatment Plant (WTP) upgrades for \$24.6M. The WTP projects currently underway include the Corrosion Control implementation followed up by the Head House floor repairs, on site chlorine generation, high and low service pump station upgrade, settling basin improvements, and filter media replacement and filter upgrades. The cost of completing projects may increase substantially due to inflation and other market factors.

At the WTP, over the next 10 years, operating expenses are projected to grow from \$6.2M to \$9.8M. The projected cost escalation for key operational expenses is due to maintenance for aging infrastructure, labor costs, chemicals, general inflation, utilities and other market factors.

The rate increase for sewer is due to approximately \$166M in capital improvements needed over the next five fiscal years. The significant projects include Ongoing Sewer Rehabilitation Phases 23-32 for \$9M, Waste Water Treatment Plant (WWTP) Projects and Improvements totaling \$141M, and Lift Station Rehabilitation totaling \$13M. The WWTP Biological Nutrient Removal (BNR) upgrades may total up to \$100M depending on the outcome of potential new regulatory requirements.

The City of Great Falls has an operation and maintenance contract with Veolia Water North America Operating Services, LLC for the operations and maintenance of the WWTP. Over the next 10 years, operating expenses are projected to grow at the WWTP from \$5.9M to \$8.6M due to increases in

operational expenses including chemical prices, labor, and general inflation. In addition, the Consumer Price Index (CPI), which sets the operation and maintenance contract gross increase, is currently at 3.2%. The current Incentive Target Price (ITP) is \$306,297.00 per month and the 3.2% CPI increase will add \$9,801.50 per month for a total of \$316,098.50 per month or \$3,793,182.00 for the year.

The rate increase for storm drain is due to maintaining the current system with cleaning and lining current trouble areas. Furthermore, approximately \$29M in capital improvements are needed over the next five fiscal years to improve the overall functionality of our storm system, thus increasing our resiliency and redundancy. The significant projects include South Great Falls Storm Drainage Improvement projects for \$8.9M, and Central Avenue and 3<sup>rd</sup> Street South Drainage Improvement projects Phase 2-4 for \$9.2M.

**Fiscal Impact:** The last rate increase for water, sewer, and storm drain was June 1, 2024. The City continues to evaluate rates while recovering from the confluence of no rate increases during COVID while inflationary pressures continue.

Comparisons of current versus proposed charges, rate and fee structures are attached. With the proposed rates effective July 1, 2025, the average monthly Residential utility bill would increase \$6.04 or 10% (Option A), or \$17.61 or 27% (Option B). The average monthly Commercial utility bill would increase \$17.67 or 10% (Option A), or \$46.82 or 27% (Option B).

# The Purpose of Option B

Option B projects an estimated revenue of \$6 million for water/sewer/storm (\$2 million for each utility) to be used by the City Commission to invest in the expansion of public infrastructure (i.e., extending, upsizing, increasing capacity in water/sewer/storm drain appurtenances). Currently, the City sets aside \$150 thousand in water, \$100 thousand in sewer, and \$200 thousand in storm drain funds annually for "unscheduled development". When the City is approached by private developers, they often seek assistance to extending public infrastructure to the project and to offset their cost for installing new water, sewer, storm drain utilities. Aside from TIF, the City does not have funds beyond the unscheduled development funds, which are minimal, to facilitate new development in Great Falls.

The rates under Option B include a specific amount to be set aside in a Capital Improvements Fund for use by the City Commission on a case by case, like TIF projects, to be publicly approved by application for new public infrastructure.

A few brief points:

- The City heavily relies on private developers to build out infrastructure; the City's infrastructure investment resources and capacity are very limited.
- Business-minded developers expect some level of public investment, recognizing that their projects also generate jobs, tax revenue, and economic multiplier effects.
- Our rate structures have historically prioritized affordability, which means limited flexibility to support new projects.

Staff realizes this is a difficult conversation to have with utility rate payers, but if had, the Commission and staff can possess a clear and more definitive communication process with investors and developers to address their demands for new infrastructure. If CIP funding for new infrastructure is not available in the future, then the City will direct developers to their other options such as TIF, SIDs, or that they will need to pay for all new infrastructure themselves.

Alternatives: The City Commission could choose to deny Resolution 10574 and not adjust the rates. This would require the City to live within current utility rates, putting the utility systems at both short- and long-term risk with respect to infrastructure health, customer service, and regulatory compliance.

**Concurrences:** Representatives from Public Works and Finance worked together throughout the process. The proposed rate increases were presented to the City Commission at the April 1, 2025 City Commission Work Session.

# **Attachments/Exhibits:**

Resolution 10574 Resolution 10574, Appendix A - Current Rates vs. Proposed Rates Public Notice 2024-2025 City Comparisons 2025 Utility Rate Review Calendar

# **RESOLUTION NO. 10574**

# A RESOLUTION ESTABLISHING RESIDENTIAL AND COMMERCIAL WATER, SEWER, AND STORM DRAIN UTILITY SERVICE RATES EFFECTIVE JULY 1, 2025

WHEREAS, an annual review is performed of the water and wastewater cost of service for the municipal water and wastewater utilities, and rate and fee schedules prepared to generate sufficient revenue to pay all costs for the operation and maintenance, administration, and routine functions of the existing and such future facilities as may be established within the service area;

**WHEREAS**, the cost of service review indicates a need for extension, repair, improvement, and continued operation and maintenance of existing and proposed water and wastewater system facilities for the providing of water and wastewater services to the inhabitants of the City of Great Falls; and

**WHEREAS**, pursuant to Title 13 of the Official Code of the City of Great Falls, the City of Great Falls is authorized to regulate the City's municipal water and wastewater utility and to establish all rates, fees and charges for use of the utility systems or for permits, licenses, connections or inspections; and

**WHEREAS**, it is essential to the public health, welfare and safety of the inhabitants of the City of Great Falls to provide an adequate public water and wastewater system and to provide adequate funding to meet the cost of constructing, maintaining, and operating the same; and

**WHEREAS**, notice having been provided as required by law, the City Commission of the City of Great Falls conducted a public hearing on Tuesday, June 3, 2025, at the Civic Center, 2 Park Drive South, Commission Chambers Room 206, Great Falls, Montana, at 7:00 p.m., and did consider the cost of operation, equipment, facilities, debt service, and capital improvements for the Water, Sewer, and Storm Drain Utility systems.

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

Water, Sewer, and Storm Drain Utility Service Rates are hereby established as set forth in Appendix A, attached hereto and made a part hereof.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 3<sup>rd</sup> day of June, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

# (SEAL OF CITY)

# APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

# CITY OF GREAT FALLS, MONTANA Resolution 10574, Appendix A \* Current Rates vs. Proposed Rates With Capital Improvement Investments

Page 1 of 5

#### **\*OPTION A: Rates listed in Bold Black**

#### **OPTION B: Rates listed in Bold Purple**

#### **Residential Water**

Water charges include a service charge based on meter size and a consumption charge and is billed monthly.

	Meter Size	3/4"	1"	1.5"	2"	3"	4"	6"	8"	10"	12"
2024	Regular Residential	9.85	11.68	18.48	25.34	79.75	109.35	187.60	274.18	387.68	572.10
2025 10%	Regular Residential	10.84	12.85	20.33	27.87	87.73	120.29	206.36	301.60	426.45	629.31
2025 21.17%	Regular Residential	11.94	14.15	22.39	30.70	96.63	132.50	227.31	332.22	469.76	693.21
2024	Low Income Residential	8.87	10.50	16.62	22.78	71.75	98.44	168.85	246.75	348.94	514.89
2025 10%	Low Income Residential	9.76	11.55	18.28	25.06	78.93	108.28	185.74	271.43	383.83	566.38
2025 21.17%	Low Income Residential	10.74	12.72	20.14	27.61	86.94	119.28	204.60	298.99	422.81	623.90
	Consumption Rate	1st	Over	1							

	Consumption Rate	151	Over
	Per 100 cf	600 cf	600 cf
2024	Regular Residential	2.23	3.73
2025 10%	Regular Residential	2.45	4.10
2025 21.17%	Regular Residential	2.70	4.52
2024	Low Income Residential	2.01	3.36
2025 10%	Low Income Residential	2.21	3.70
2025 21.17%	Low Income Residential	2.44	4.08

#### **Residential Fire Hydrant**

The fire hydrant fee is based on the size of the water meter and is billed monthly.

	Meter Size	3/4"	1"	1.5"	2"	3"	4"	6"
2024	Monthly	3.42	4.72	10.83	16.81	47.45	70.87	147.40
2025 10%	Monthly	3.76	5.19	11.91	18.49	52.20	77.96	162.14
2025 21.17%	Monthly	4.14	5.72	13.12	20.37	57.50	85.87	178.60

#### **Residential Sewer**

Sewer charges include a service charge (not based on meter size) and a consumption charge (based on winter water usage from December - March) and is billed monthly.

		Service Charge
2024	Regular Residential	10.91
2025 10%	Regular Residential	12.00
2025 26.26%	Regular Residential	13.78
2024	Low Income Residential	9.80
2025 10%	Low Income Residential	10.78
2025 26.26%	Low Income Residential	12.37

	Consumption Rate	1st	Over
	Per 100 cf	600 cf	600 cf
2024	Regular Residential	3.00	3.00
2025 10%	Regular Residential	3.30	3.30
2025 26.26%	Regular Residential	3.79	3.79
	C C		
2024	Low Income Residential	2.70	2.70
2025 10%	Low Income Residential	2.97	2.97
2025 26.26%	Low Income Residential	3.41	3.41

# CITY OF GREAT FALLS, MONTANA Resolution 10574, Appendix A \*

#### **Current Rates vs. Proposed Rates With Capital Improvement Investments**

Page 2 of 5

# \*OPTION A: Rates listed in Bold Black

r

# OPTION B: Rates listed in Bold Purple

**Commercial Water** 

Water charges include a service charge based on meter size and a consumption charge and is billed monthly.

	weter Size	3/4	-	1.5	2	3	4	0	0	10	12
2024	Regular Commercial	9.85	11.68	18.48	25.34	79.75	109.35	187.60	274.18	387.68	572.10
2025 10%	Regular Commercial	10.84	12.85	20.33	27.87	87.73	120.29	206.36	301.60	426.45	629.31
2025 21.17%	Regular Commercial	11.94	14.15	22.39	30.70	96.63	132.50	227.31	332.22	469.76	693.21

	Consumption Rate	1st	Over
	Per 100 cf	600 cf	600 cf
2024	Regular Commercial	2.54	2.54
2025 10%	Regular Commercial	2.80	2.80
2025 21.17%	Regular Commercial	3.08	3.08
2024	Black Eagle	2.58	2.58
2025 10%	Black Eagle	2.84	2.84
2025 21.17%	Black Eagle	3.13	3.13
2024	Malmstrom AFB	2.93	2.93
2025 10%	Malmstrom AFB	3.22	3.22
2025 21.17%	Malmstrom AFB	3.56	3.56
2024	Raw Water	0.44	0.44
2025 10%	Raw Water	0.48	0.48
2025 21.17%	Raw Water	0.54	0.54

2 - 8" meters @ 274.18	
2 - 8" meters @ 301.60	
2 - 8" meters @ 332.22	

1 - 8" plus 1 - 10" meter	274.18	plus	387.68
1 - 8" plus 1 - 10" meter	301.60	plus	426.45
1 - 8" plus 1 - 10" meter	332.22	plus	469.76
1 - 8" plus 1 - 10" meter	332.22	plus	469.76

#### **Commercial Fire Hydrant**

The fire hydrant fee is based on the size of the water meter and is billed monthly.

	Meter Size	3/4"	1"	1.5"	2"	3"	4"	6"
		-						-
2024	Monthly	3.42	4.72	10.83	16.81	47.45	70.87	147.40
2025 10%	Monthly	3.76	5.19	11.91	18.49	52.20	77.96	162.14
2025 21.17%	Monthly	4.14	5.72	13.12	20.37	57.50	85.87	178.60

#### **Commercial Fire Line**

	Meter Size	3/4"	1"	1.5"	2"	3"	4"	6"	8"	10"	12"	16"
2024	Monthly	na	na	na	2.28	5.54	9.63	27.98	59.58	na	172.90	368.45
2025 10%	Monthly	na	na	na	2.50	6.09	10.59	30.78	65.54	na	190.19	405.30
2025 21.17%	Monthly	na	na	na	2.76	6.71	11.66	33.91	72.19	na	209.50	446.45

Service Charge 10.91 12.00 13.78

#### **Commercial Sewer**

2025 26.26%

Sewer charges include a service charge (not based on meter size) and a consumption charge and is billed monthly.

3 80

3.80

Regular Commercial, Black Eagle, Malmstrom AFB Regular Commercial, Black Eagle, Malmstrom AFB Regular Commercial, Black Eagle, Malmstrom AFB						
Consumption Rate	1st	Over				
Per 100 cf	600 cf	600 cf				
-						
Regular Commercial	3.39	3.39				
Regular Commercial	3.73	3.73				
Regular Commercial	4.28	4.28				
Black Eagle	3.52	3.52				
Black Eagle	3.87	3.87				
Black Eagle	4.44	4.44				
Malmstrom AFB	3.01	3.01				
Malmstrom AFB	3.31	3.31				
	Regular Commercial, Black Regular Commercial, Black Regular Commercial, Black Consumption Rate Per 100 cf Regular Commercial Regular Commercial Regular Commercial Black Eagle Black Eagle Black Eagle Malmstrom AFB	Regular Commercial, Black Eagle, MaRegular Commercial, Black Eagle, MaRegular Commercial, Black Eagle, MaConsumption Rate Per 100 cf1st 600 cfRegular Commercial Regular Commercial Regular Commercial Black Eagle3.39 3.73 4.28Black Eagle Black Eagle3.52 3.87 4.44Malmstrom AFB Malmstrom AFB3.01 3.31	Regular Commercial, Black Eagle, Malmstrom A Regular Commercial, Black Eagle, Malmstrom A Regular Commercial, Black Eagle, Malmstrom AConsumption Rate Per 100 cf1stOver 			

Malmstrom AFB

			Service Charge	
2024	MaltEurop		9.91	
2025 10%	MaltEurop		10.90	
	Malt		12.51	
2025 26.26%	MaitEurop		12.51	
2025 26.26% Consumpt Per 10	tion Rate	1st 600 cf	Over 600 cf	
Consumpt Per 10	tion Rate	1st 600 cf	Over 600 ct	
Consumpt Per 10	MaitEurop	1st 600 cf 2.36	Over 600 ct	
Consumpt Per 10 2024 2025 10%	tion Rate 00 cf MaltEurop MaltEurop	1st 600 cf 2.36 2.60	Over 600 ct 2.36 2.60	

# CITY OF GREAT FALLS, MONTANA Resolution 10574, Appendix A \* Current Rates vs. Proposed Rates With Capital Improvement Investments

#### Page 3 of 5 OPTION B: Rates listed in Bold Purple

1 72

1.89

2.169

Service Charge

Not Meter Based

10.91

12.00

13.780

0.410

0.451

0.518

0.605

0.666

0.764

0.410

0.451

**Quantity Charges** 

CCF / Mo.

1.72

1.89

2.169

per pound

per pound

per pound

per pound

per pound

per pound

per pound per pound

per pound

#### \*OPTION A: Rates listed in Bold Black PRE-TREATMENT SEWER CHARGES

2024 **Regular Charges** Regular Charges 2025 10% 2025 26.26% **Regular Commercial** 2024 BOD > 0 mg/L2025 10% BOD > 0 mg/L2025 26.26% **Regular Commercial** TSS > 0 mg/L 2024 2025 10% TSS > 0 mg/L

# 2025 26.26% Regular Commercial

#### SEWER EXTRA STRENGTH CHARGES

#### BOD > 200 mg/L

2024	Regular Commercial
2025 10%	Regular Commercial
2025 26.26%	Regular Commercial
	inc Malmstrom AFB, Black Eagle,
	& MaltEurop

#### TSS > 250 mg/L

2024	Regular Commercial
2025 10%	Regular Commercial
2025 26.26%	Regular Commercial
	inc Malmstrom AFB, Black Eagle
	& MaltEurop

per pound	0.605
per pound	0.666
per pound	0.764

#### WASTEWATER TREATMENT PLANT (WWTP)

Industrial Discharge Permit Application Fees

Gallons per Day (GPD)

		10,001			
		to	25,001 to	Over	
	0 to 10,000	25.000	100,000	100,000	+PLUS
2024	\$165	\$266	\$340	\$340	\$100
2025 10%	\$181	\$293	\$374	\$374	\$110
2025 26.26%	\$208	\$336	\$429	\$429	\$127

per 100,000 GPD, or portion thereof

(Based upon Wastewater Discharge Quantity)

#### Hauled Waste Disposal Fees

#### 0 to 100 Gallons

2024	No Charge	Disposal of wastes from holding tanks of privately owned recreational vehicles must be discharged directly from the recreational vehicle and must not exceed 100 gallons.
2025	No Charge	Disposal of wastes from holding tanks of privately owned recreational vehicles must be discharged directly from the recreational vehicle and must not exceed 100 gallons.
2024	\$54.15	Per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.
2025 10%	\$59.56	Per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.
2025 26.26%	\$68.37	Per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.

#### **Additional Fees**

Additional fees may be charged for necessary testing prior to acceptance of wastes classified as non-domestic or industrial in nature. Returned Payment Fee \$30 (includes returned checks and returned electronic payments). Delinquent Penalty 1.5% after 30 days.

#### 53

## CITY OF GREAT FALLS, MONTANA Resolution 10574, Appendix A \* Current Rates vs. Proposed Rates With Capital Improvement Investments

\*OPTION A: Rates listed in Bold Black

Page 4 of 5 OPTION B: Rates listed in Bold Purple

#### CONNECTION FEES WATER

	Water Service Line Size (inches)										
	3/4"	3/4" 1" 1.5" 2" 4" 6" 8" 12"									
2024	\$689	\$765	\$930	\$1,007	\$1,943	\$3,011	\$5,034	\$10,091			
2025 10%	\$758	\$842	\$1,023	\$1,107	\$2,137	\$3,312	\$5,537	\$11,100			
2025 21.17%	\$835	\$927	\$1.127	\$1.220	\$2.354	\$3.649	\$6.100	\$12.227			

Fee shall be ADDED TO: General Plumbing Permit for extension to new buildings; or, Inspection Permits for larger diameter pipe.

#### SEWER

Single Family Resid	dential	
20	24	\$333
20	25 10%	\$366
20	25 26.26%	\$421

Commercial & Multi Family Units

	Water Service Line Size (inches)								
	3/4"	1"	1.5"	2"	4"	6"	8"	12"	
2024	\$333	\$622	\$1,221	\$2,561	\$8,795	\$12,710	\$19,497	\$37,511	
2025 10%	\$366	\$684	\$1,343	\$2,817	\$9,675	\$13,981	\$21,447	\$41,262	
2025 26.26%	\$421	\$785	\$1,541	\$3,233	\$11,105	\$16,048	\$24,617	\$47,362	

Connection Fees are for connection of service line to WATER AND SEWER mains, and do not include installation or general plumbing permits. There is no fee to connect to the STORM SEWER SYSTEM.

Call City of Great Falls Community Development for more information @ 406-453-8430

Inspections and the associated fees are for the inspection and approval of all water and sewer service work and connections under OCCGF, Title 13. Call City of Great Falls Engineering for more information @ 406-771-1258

Where one meter serves one multi-purpose development, either mobile home, multiple family housing units, local business, commercial, industrial, residential use zones or variance, the connection charge wil be based upon the size of the water tap. If there is no water tap, the charge will be based upon the the sewage being discharged on the same ratio as for other sewer connections.

#### **TAPPING FEES (Water)**

Fee for any new or replacement tap being made on a water main.

				Water	Service Li	ne Size (in	ches)		
		3/4"	1"	1.5"	2"	4"	6"	8"	12"
Fee per Tap:	2024	\$788	\$891	\$1,449	\$2,001	\$696	\$726	\$756	\$814
1 to 5 taps	2025 10%	\$867	\$980	\$1,594	\$2,201	\$766	\$799	\$832	\$896
	2025 21.17%	\$955	\$1,080	\$1,756	\$2,425	\$843	\$880	\$916	\$987
					<b>AAAAAAAAAAAAA</b>				

Fee per Tap:	2024	\$690	\$805	\$1,449	\$2,001
6 or more taps	2025 10%	\$759	\$886	\$1,594	\$2,201
	2025 21.17%	\$836	\$975	\$1,756	\$2,425

INCLUDED in this fee is installation of a corporation stop on the main, and furnishing of corporation stop, curb stop and box. NOT INCLUDED, and to be BILLED EXTRA, is the cost of saddles, clamps and other extraneous fitting required for the tap.

#### WATER TREATMENT PLANT (WTP)

Laboratory Fees

	Akalinity	pН	Total Coliform & E. coli. P/A	Turbidity	HPC	Chlorine, Free Residual	Chlorine, Total Residual	TOC Test	тс	DOC	Trip Fee (contractors that schedule testing and aren't ready when lab techs show up to sample)
2024	\$24.20	\$13.20	\$26.40	\$15.40	\$49.50	\$13.75	\$15.40	\$33.00	N/A	N/A	\$27.50
2025	\$30.00	\$15.00	\$30.00	\$20.00	\$60.00	\$35.00	\$35.00	\$50.00	\$50.00	\$55.00	\$100.00
TURN ON/OFF       First Offense:     2024     \$75     After 2025     \$75						s, First Offe	nse:			2024 2025	<b>\$100</b> <b>\$100</b>
Reoccurrence	for Non-Pay:	<mark>2024</mark> 2025	<mark>\$150</mark> \$150		After Hours	s, Reoccurr	ence for No	on-Pay:		<mark>2024</mark> 2025	<b>\$200</b> <b>\$200</b>

2024 - Shut off fees for disconnection will be charged if the account is not paid in full by 5 pm on the day prior to shut off, regardless of whether or not the services are disconnected. 2025 - Shut off fees for disconnection will be charged if the account is not paid in full by 4 pm on the day prior to shut off, regardless of whether or not the services are disconnected.

# CITY OF GREAT FALLS, MONTANA Resolution 10574, Appendix A \*

**Current Rates vs. Proposed Rates With Capital Improvement Investments** 

Page 5 of 5

#### \*OPTION A: Rates listed in Bold Black

**OPTION B: Rates listed in Bold Purple** 

Storm Drain

Storm Drain charges include a base charge and a per square foot charge determined by land use designation.

	Service Charge			
2024	2.5667351898			
2025 10%	2.8234087088			
2025 57.6%	4.0451746591			
A	Single Family Reside	ntial	Sq Ft Cap	15,000
2024	Per Sq Ft	0.0007700206		
2025 10%	Per Sq Ft	0.0008470226		
2025 57.6%	Per Sq Ft	0.0012135524		
в	Multiple Residential		Sq Ft Cap	0
2024	Per Sq Ft	0.0009625257	1	
2025 10%	Per Sq Ft	0.0010587783		
2025 57.6%	Per Sq Ft	0.0015169405		
с	Commercial		Sq Ft Cap	0
2024	Per Sq Ft	0.0012512835		
2025 10%	Per Sq Ft	0.0013764119		
2025 57.6%	Per Sq Ft	0.0019720228		
D	Heavy Commercial		Sq Ft Cap	0
2024	Per Sq Ft	0.0017325463	1	
2025 10%	Per Sq Ft	0.0019058009		
2025 57.6%	Per Sq Ft	0.0027304929		
E	Unimproved Areas		Sq Ft Cap	10,000
2024	Per Sq Ft	0.0001925051	1 .	
2025 10%	Per Sq Ft	0.0002117557	]	
2025 57.6%	Per Sq Ft	0.0003033881	]	

# PUBLIC NOTICE PUBLIC HEARING ON RESOLUTION 10574 TO ESTABLISH WATER, SEWER, AND STORM DRAIN RESIDENTIAL AND COMMERCIAL UTILITY SERVICE RATES

The City of Great Falls is proposing to raise residential and commercial water, sewer, and storm drain utility service rates, effective July 1, 2025. The increases are necessary to provide adequate revenue to finance the capital improvements program, to meet debt service coverage requirements and to maintain appropriate reserves.

Staff is proposing a normal rate increase of 10%, as well as an increase with capital improvement investments of 21.17% for water, 26.26% for sewer, and 57.6% for storm drain. The options for each are listed below:

# **Typical Residential Customers**

Residential customers with a lot size of 7,500 square feet and a 3/4 " meter who use 600 cubic feet of water per month and have a winter quarter average of 600 cubic feet per month to calculate their sewer rate would see rate increases as follows:

- A water bill would increase \$2.32 or 10%, from \$23.20 to \$25.52 per month;
- A sewer bill would increase \$2.89 or 10%, from \$28.91 to \$31.80 per month; and
- A storm drain bill would increase \$.83 or 10%, from \$8.34 to \$9.17 per month.

With a normal rate increase, the average monthly Residential utility bill would increase \$6.04 or 10%.

Or,

- A water bill would increase \$4.89 or 21.17%, from \$23.20 to \$28.09 per month;
- A sewer bill would increase \$7.61 or 26.26%, from \$28.91 to \$36.52 per month; and
- A storm drain bill would increase \$5.11 or 57.6%, from \$8.34 to \$13.45 per month.

With capital improvement investments, the average monthly Residential utility bill would increase \$17.61 or 27%.

# **Typical Commercial Customers**

Commercial customers with a lot size of 7,500 square feet with a 1" meter and consumption of 2,400 cubic feet of water and sewer per month would see rate increases as follows:

- A water bill would increase \$7.26 or 10%, from \$72.69 to \$79.95 per month;
- A sewer bill would increase \$9.22 or 10%, from \$92.22 to \$101.44 per month; and
- A storm drain bill would increase \$1.19 or 10%, from \$11.96 to \$13.15 per month.

With a normal rate increase, the average monthly Commercial utility bill would increase \$17.67 or 10%.

Or,

- A water bill would increase \$15.41 or 21.17%, from \$72.69 to \$88.10 per month;
- A sewer bill would increase \$24.51 or 26.26%, from \$92.22 to \$116.73 per month; and
- A storm drain bill would increase \$6.90 or 57.6%, from \$11.96 to \$18.86 per month.

With capital improvement investments, the average monthly Commercial utility bill would increase \$46.82 or 27%.

# Public Hearing

The public hearing will be held on Tuesday, June 3, 2025, at 7:00 p.m. in the Civic Center Commission Chambers, 2 Park Drive S. Documents pertaining to this agenda item are posted on the City's website at https://greatfallsmt.net under "Meetings," and are on file for public inspection during regular office hours at the City Clerk's Office, 2 Park Drive South, Room 204, or contact us at (406) 455-8451. Comments can be mailed to City of Great Falls, City Clerk, PO Box 5021, Great Falls, MT 59403-5021.

For further information, contact a City of Great Falls Utility Billing Clerk at (406) 727-7660 or Room 104 of the Civic Center, 8:00 am to 5:00 pm.

#### 2024 - 2025 CITY COMPARISON RESIDENTIAL Monthly water and sewer charges based on: 3/4" meter, 600 cf water, 600 cf sewer

	2024	2024		]		2025	2025		
City	Water	Sewer	Total		City	Water	Sewer	Total	Notes
	rate	rate				rate	rate		
Missoula	\$39.35	\$19.57	\$58.92		Missoula, eff 1/1/25	\$42.09	\$21.32	\$63.41	Residential WaterResidential Water= Base fee \$28.11 + \$2.33/100 cf(Base feeincreaed from \$26.27 to \$28.11 and the consumption chargeincreased from \$2.18/100 cf to \$2.33/100 cf)ResidentialSewer= Base Fee \$19.76 for Single Family Residential + \$.26/100 cf(Base fee increased from \$18.13 to \$19.76 and the consumptioncharge increased from \$.24/100 cf to \$.26/100 cf
Kalispell	\$32.07	\$53.89	\$85.96		Kalispell, eff 7/1/24	\$35.84	\$58.96	\$94.80	Residential Water = Base fee \$14.54 + \$4.32/1000 gal + \$1.92 3/4" meter fee (Base fee increased from \$12.64 to \$14.54, the consumption charge increased from \$3.76/1000 gal to \$4.32/1000 gal, and the monthly 3/4" meter fee increased from \$1.67 to \$1.92) <u>Residential Sewer</u> = Base fee \$15.80 + \$8.95/1000 gal + \$3.00 meter fee (Base fee increased from \$15.21 to \$15.80, the consumption charge increased from \$8.62/1000 gal to \$8.95/1000 gal, and a new meter rate of \$3.00 has been established) The consumption charge in gal has been converted to cf for comparison.
Bozeman	\$39.63	\$43.95	\$83.58		Bozeman, eff 9/15/24	\$44.36	\$46.59	\$90.95	Residential Water = Base fee \$20.28 + SFR fee \$6.02 + \$3.01/100 cf (Base fee increased from \$18.11 to \$20.28, the single family charge increased from \$5.38/month to \$6.02/month, and the consumption charge increased from \$2.69/100 cf to \$3.01/100 cf) <u>Residential Sewer</u> = Base fee \$23.25 + \$3.89/100 cf (Base fee increased from \$21.93 to \$23.25 and the consumption charge increased from \$3.67/100 cf to \$3.89/100 cf)
Butte	\$82.17	\$28.50	\$110.67		Butte, eff 10/1/18	\$82.17	\$29.35	\$111.52	Residential Water = Base fee \$46.43 + (\$6.494/100 cf x 5) + (\$3.274/100 cf x 1) (Base fee is still \$46.43 plus tiered consumption of \$6.494/100 cf for the first 500 cf and \$3.274/100 cf for the next 500 cf) <u>Residential Sewer</u> is based on a yearly fee that increased from \$342/yr or \$28.50/mo to \$352.26/yr or \$29.35/mo and is charged as a property tax.
Helena	\$29.60	\$30.94	\$60.54		Helena, eff 11/1/23	\$29.60	\$30.94	\$60.54	Helena water and sewer rates have not changed. <u>Residential Water</u> = Base fee \$9.26 + \$3.39/100 cf (Base fee is still \$9.26 and the consumption charge is still \$3.39/100 cf) <u>Residential Sewer</u> = Base fee \$10.12 + \$3.47/100 cf (Base fee is still \$10.12 and the consumption charge is still \$3.47/100 cf)

			-	· · · · · · · · · · · · · · · · · · ·				
Billings, eff 7/1/23	\$28.12	\$31.68	\$59.80	Billings, eff 7/1/24	\$30.60	\$33.65	\$64.25	Billings increased rates eff 7/1/23 but the updated rates were not posted on the website to calculate for the 2024 city comparisons. <u>Residential Water</u> = Base fee $\$.75 + \$4.87/1000$ gal (Base fee increased from $\$3.45$ to $\$8.60$ to $\$8.75$ and the consumption charge increased from $\$3.88/1000$ gal to $\$4.35/1000$ gal to $\$4.87/1000$ gal) <u>Residential Sewer</u> = Base fee $\$7.85 + \$5.75/1000$ gal (Base fee increased from $\$7.05$ to $\$7.40$ to $\$7.85$ and the consumption charge increased from $\$5.08/1000$ gal to $\$5.41/1000$ gal to $\$5.75/1000$ gal) The consumption charge in gal has been converted to cf for comparison. The last comparison reflected consumption charges in cf but the updated rates reflect gallons.
Great Fallscurrent	\$23.20	\$28.91	\$52.11	Great Fallsproposed 10% increase	\$25.52	\$31.80	\$57.32	Staff proposes a 10% increase for water rates and a 10% increase for sewer rates. Great Falls remains the least expensive out of the major cities in the state for total residential water and sewer services.
Great Fallscurrent	\$23.20	\$28.91	\$52.11	Great Fallsproposed 21.17% increase for water and 26.26% for sewer	\$28.09	\$36.52	\$64.61	This represents additional revenue for capital improvements

#### 2024 - 2025 CITY COMPARISON COMMERCIAL Monthly water and sewer charges based on: 1" meter, 2,400 cf water, 2,400 cf sewer

	2024	2024			2025	2025		
	Water	Sewer			Water	Sewer		
City	rate	rate	Total	City	rate	rate	Total	Notes
Missoula	\$112.16	\$54 71	\$166.87	Missoula eff 1/1/	25 \$119.95	\$59.61	\$179.56	Commercial Water = Base fee \$64.03 + \$2.33/100 cf (Base feeincreased from \$59.84 to \$64.03 and the consumption chargeincreased from \$2.18/100 cf to \$2.33/100 cf) <u>Commercial</u> <u>Sewer</u> = Base fee \$7.05 + \$2.19/100 cf (Base fee increased from\$6.47 to \$7.05 and the consumption charge increased from \$2.01/100cf to \$2 19/100 cf)
INISSUIA	φ112.10	ψ <b>5</b> 4.71	\$100.07		20 0113.35	433.01	<b>9173.30</b>	<u>Commercial Water</u> = Base fee \$14.54 + \$4.32/1000 gal + \$2.94 1" meter fee (Base fee increased from \$12.64 to \$14.54, the consumption charge increased from \$3.76/1000 gal to \$4.32/1000 gal, and monthly 1" meter fee increased from \$2.56 to \$2.94) <u>Commercial Sewer</u> = Base fee \$15.80 + \$8.95/1000 gal + \$3.00 meter fee (Base fee increased from \$15.21 to \$15.80, the consumption charge increased from \$8.62/1000 gal to \$8.95/1000 gal, and a new meter rate of \$3.00 has been established) The
Kalispell	\$83.58	\$169.95	\$253 53	Kalispell_eff 7/1/2	\$95.03	\$179 47	\$274.50	consumption charge in gal has been converted to cf for comparison.
Bozeman	\$112.43	\$132.16	\$244.59	Bozeman, eff 9/1:	5/24 \$107.21	\$139.99	\$247.20	Commercial Water = Base fee \$26.87 + Comm fee \$6.18 + \$3.09/100 cf (Base fee increased from \$23.99 to \$26.87, the commercial charge increased from \$5.52/month to \$6.18/month, and the consumption charge increased from \$2.69/100 cf for the first 600 cf and \$3.71/100 cf for 600-2500 cf to \$3.09/100 cf for all usage. The tiered rate for water lasted 1 year.) <u>Commercial Sewer</u> = Base fee \$23.83 + \$4.84/100 cf (Base fee increased from \$22.48 to \$23.83 and the consumption charge increased from \$4.57/100 cf to \$4.84/100 cf)
Butte	\$153.06	\$73.30	\$226.36	Butte, eff 10/1/18	\$153.06	\$75.49	\$228.55	Butte water and sewer rates have not changed. <u>Commercial</u> <u>Water</u> = Base fee $$61.20 + ($6.494/100 \text{ cf } x 5) + ($3.274/100 \text{ cf } x 5) + ($3.073/100 \text{ cf } x 14) (Base fee is still $61.20 plus tiered consumptionof $6.494/100 cf for the first 500 cf, $3.274/100 cf for the next 500 cf,and $3.073/100 cf for the next 4,000 cf.Commercial Sewer is charged on the property tax bill and is based ontotal water consumption for the year. It increased from .03054008/cfto .03145628/cf. The calculation presented is based on 1 month at2400 cf.$
Helena	\$113.56	\$122.20	\$235.76	Helena	\$113.56	\$122.20	\$235.76	Helena water and sewer rates have not changed. <u>Commercial</u> <u>Water</u> = Base fee \$15.40 + \$4.09/100 cf (Base fee is still \$15.40 and the consumption charge is still \$4.09/cf) <u>Commercial Sewer</u> = Base fee \$10.12 + \$4.67/100 cf (Base fee is still \$10.12 and the consumption charge is still \$4.67/100 cf.

Great Falls-current	\$72.60	\$92.22	\$164.91	Great Fallsproposed	\$79.95	\$101.44	¢181 30	Staff proposes a 10% increase for water rates and a 10% increase fo sewer rates. Missoula is now the least expensive City for commercial water and sewer services by \$1.83 per month over Great Falls. Great Falls is number two. Great Falls water is less expensive than Missoula but the sewer charges are higher than Missoula
Billings, eff 7/1/23	\$75.81	\$106.52	\$182.33	Billings, eff 7/1/24	\$81.21	\$113.22	\$194.43	Billings increased rates eff 7/1/23 but the updated rates were not posted on the website to calculate for the 2024 city comparisons. <u>Commercial Water</u> = Base fee \$9.95 + \$3.97/1000 gal (Base fee increased from \$9.55 to \$9.75 to \$9.95 and the consumption charge increased from \$3.29/1000 gal to \$3.68/1000 gal to \$3.97/1000 gal). <u>Commercial Sewer</u> = Base fee \$10.00 + \$5.75/1000 gal (Base fee increased from \$9.00 to \$9.40 to \$10.00 and the consumption charge increased from \$5.08/1000 gal to \$5.41/1000 gal to \$5.75/1000 gal) The consumption charge in gal has been converted to cf for comparison. The last comparison reflected consumption charges in cf but the updated rates reflect gallons.

## 2025 UTILITY RATE REVIEW CALENDAR

MARCH											
Su	Su Mo Tu We Th Fr Sa										
						1					
2	3	4	5	6	7	8					
9	10	11	12	13	14	15					
16	17	18	19	20	21	22					
23	24	25	26	27	28	29					
30											

MAY									
Su	Мо	Tu	We	Th	Fr	Sa			
				1	2	3			
4	5	6	7	8	9	10			
11	12	13	14	15	16	17			
18	19	20	21	22	23	24			
25	26	27	28	29	30	31			



	JUNE								
Su	Мо	Tu	We	Th	Fr	Sa			
1	2	3	4	5	6	7			
8	9	10	11	12	13	14			
15	16	17	18	19	20	21			
22	23	24	25	26	27	28			
29	30	JULY 1							

DATE	TASK	RESPONSIBILITY
3/3/2025	STAFF DISCUSSION RE: SANITATION RATE REVIEW	Finance / Public Works
3/10/2025	STAFF DISCUSSION RE: UTILITY RATE REVIEW FOR WATER, SEWER, AND STORM DRAIN	Finance / Public Works
3/13/2025	STAFF PRESENTATION TO CITY MANAGER City Manager's Office	City Manager Finance / Public Works
4/1/2025	PRESENTATION OF RATE ANALYSIS FOR WATER, City Commission Work Session	Finance / Public Works Commission
4/1/2025	SET PUBLIC HEARING FOR SANITATION City Commission Meeting	Finance / Public Works Commission
4/20/2025	1st PUBLICATION OF NOTICE IN GF TRIBUNE (Sanitation)	Great Falls Tribune
4/27/2025	2nd PUBLICATION OF NOTICE IN GF TRIBUNE (Sanitation)	Great Falls Tribune
5/6/2025	PUBLIC HEARING/FINAL ACTION FOR SANITATION City Commission Meeting	Finance / Public Works Commission
5/6/2025	SET PUBLIC HEARING FOR WATER, SEWER, AND STORM DRAIN City Commission Meeting	Finance / Public Works Commission
5/7/2025	WEEK 1 PUBLIC NOTICE MAILED	Finance
5/11/2025	1st PUBLICATION OF NOTICES IN GF TRIBUNE (Water, Sewer, and Storm Drain)	Great Falls Tribune
5/14/2025	WEEK 2 PUBLIC NOTICE INSERTED IN UTILITY BILLS	Finance
5/18/2025	2nd PUBLICATION OF NOTICES IN GF TRIBUNE (Water, Sewer, and Storm Drain)	Great Falls Tribune
5/21/2025	WEEK 3 PUBLIC NOTICE INSERTED IN UTILITY BILLS	Finance
5/23/2025	EMAIL SENT TO EBILL CUSTOMERS	Finance
5/25/2025	3rd PUBLICATION OF NOTICE IN GF TRIBUNE (Water, Sewer, and Storm Drain)	Great Falls Tribune
5/28/2025	WEEK 4 PUBLIC NOTICE INSERTED IN UTILITY BILLS	Finance
6/1/2025	EFFECTIVE DATE FOR RATE INCREASE FOR SANITATION	Finance
6/3/2025	PUBLIC HEARING/FINAL ACTION FOR WATER, SEWER, AND STORM DRAIN City Commission Meeting	Finance / Public Works Commission
7/1/2025	EFFECTIVE DATE FOR RATE INCREASE FOR WATER, SEWER, AND STORM DRAIN	Finance



Commission Meeting Date: June 3, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	Resolution 10566 – Resolution approving a request from the City of Great Falls Public Works Department to use additional Downtown Urban Renewal District Tax Increment Finance (TIF) funds
From:	Alaina Mattimiro, Associate Planner, Planning and Community Development
Initiated By:	Amanda Brownlee, Public Works Department, Engineering Division
Presented By:	Brock Cherry, Director, Planning and Community Development
Action Requested:	Approval of additional TIF funds

# **Public Hearing:**

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.

2. Mayor closes public hearing and asks the will of the Commission.

# Suggested Motion:

1. Commissioner moves:

"I move that the City Commission (approve/not approve) additional Downtown Urban Renewal District Tax Increment Financing (TIF) funds in the amount of \$257,000 for the replacement of deteriorated sidewalk and non-compliant ADA ramps with streetscape, along the east side of 7<sup>th</sup> Street South between Central Avenue and 1<sup>st</sup> Avenue South."

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

Staff Recommendation: Staff recommends approval of allocation of additional TIF funds.

**Background:** On September 5, 2023, the City Commission awarded the City's Public Works Department Downtown Urban Renewal District Tax Increment Financing (TIF) funds in the amount of \$243,000 to complete installation of streetscape and compliant pedestrian curb ramps on the east side of 7<sup>th</sup> St. S. from Central Ave. to 1<sup>st</sup> Ave. S. Due to the rising costs of construction materials (such as ADA domes, concrete and inlet components), as well as higher labor costs, the engineer's construction estimate has increased from the original \$243,000 to \$483,000. Moving forward with and pending this additional funding request, the Engineering Division will be able to complete the project, beginning by putting the project out to bid in spring of 2025.

While the latest construction estimate for the project was \$483,000, Staff is requesting a higher amount of funds to accommodate any other cost increases that may occur between the most recent estimate and the actual bid for the project, thereby eliminating the possible need to return to the City Commission for additional funding. The total request of \$500,000 is inclusive of both the current request and the initial ask from September of 2023.

**Downtown Urban Renewal Plan and Requested TIF Funding Allocation Decisions:** In order for the City to approve TIF funding requests, such requests must be determined to be in compliance with the City's Urban Renewal Plan, as well as be eligible for TIF funding in accordance with applicable Montana Code Annotated (MCA) statutes. To aid in the City Commission's decision, the City's Tax Increment Application Process establishes twelve specific criteria to assess the merits of a project in relation to the Downtown Urban Renewal Plan. Staff has reviewed the applicant's request based on the review criteria noted below, as well as the project's general consistency with the Downtown Urban Renewal Plan. This project was analyzed at the time of original application by staff, the Downtown Development Partnership (DDP), and the City Commission, and found to be in compliance with both state and local jurisdictional criteria.

**Fiscal Impact:** The streetscape and sidewalk project is currently funded through Downtown TIF funds in the amount of \$243,000. Approval of the additional TIF funds will increase overall project funding by \$257,000. The additional funds will cover the estimated increase in project and labor costs. Any unexpended dollars will be returned to the District's available TIF balance.

Alternatives: The Commission could deny the approval of additional funds, which would lead to a missed opportunity to rectify public mobility deficiencies, enhance accessibility, and encourage future downtown investment.

**Concurrences:** Staff has coordinated this request and the need to receive additional Downtown TIF funding with the Engineering Division and the City's Finance Department. Additionally, the Downtown Development Partnership, in its advisory capacity on downtown TIF projects, recommended approval for the additional funds at its meeting on November 20, 2024.

# **Attachments/Exhibits:**

Resolution 10566 Exhibit A: Site Plan TIF Cashflow Estimate FY25-7<sup>th</sup> Street South

# **RESOLUTION 10566**

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, APPROVING THE CITY OF GREAT FALLS PUBLIC WORKS DEPARTMENT APPLICATION FOR USE OF ADDITIONAL DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS FOR THE REPLACEMENT OF DETERIORATED SIDEWALK AND NON-COMPLIANT ADA RAMPS WITH STREETSCAPE, ALONG THE EAST SIDE OF 7<sup>TH</sup> STREET SOUTH BETWEEN CENTRAL AVENUE AND 1<sup>ST</sup> AVENUE SOUTH

\* \* \* \* \* \* \* \* \* \* \* \*

**WHEREAS**, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended, an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and apply all or a portion of the tax increment derived from such district to the payment of costs of such urban renewal projects; and

**WHEREAS**, the City Commission, pursuant to Resolution No. 9961, duly adopted on March 6, 2012, created an urban renewal area as the Downtown Urban Renewal District; and

**WHEREAS,** the City Commission, pursuant to Ordinance No. 3088, duly adopted the Downtown Urban Renewal Plan containing a tax increment provision on May 15, 2012 after a duly called and noticed public hearing, and pursuant to Ordinance 3222, adopted a revision to the Downtown Urban Renewal Plan on October 6, 2020 after a duly noticed public hearing; and

**WHEREAS**, in April 2013, the City Commission approved the revised Tax Increment Application and Forms that outline eligible activities under state statute, the application process to be followed, and criteria to be used when evaluating applications; and

**WHEREAS**, the purpose of the Downtown Tax Increment Financing District is to stimulate revitalization and redevelopment of the Central Business District; and

**WHEREAS**, the City of Great Falls Public Works Department has proposed the upgrade of sidewalk and curb ramps in the Downtown Urban Renewal District with eligible tax increment financing funds, and has applied for use of such funds; and

**WHEREAS,** the Commission adopted Resolution 10526 on September 5, 2023 approving the Public Works Department's application for use of Downtown Urban Renewal Tax Increment Financing District Funds in the amount of \$243,000 for this project; and

**WHEREAS,** due to the increases in material and labor costs, said amount is not sufficient to complete the project. Public Works is requesting the authorization for the use of additional TIF funds in the amount of \$257,000.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Great Falls, Montana, that the City of Great Falls Public Works Department Application for use of Downtown Urban Renewal Tax Increment Financing District Funds is approved in the amount of \$257,000 in order to replace and upgrade sidewalk to install streetscape, and upgrade non-compliant ADA ramps on the east side of 7<sup>th</sup> Street South between Central Avenue and 1<sup>st</sup> Avenue South.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, June 3, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney



and Dip\XXXX.017 -3 Sip

NORTH

	Aac	nda i	#12
	Aye	REVISED: ##-	AS-BUILT:
		SCALE: AS SHOWN	DATE: 01/19/2023
		CHECKED: ###	APPROVED: ###
		DESIGNED: AB	DRAWN: TND
Ave So			
		CITY OF GREAT FALLS - PUBLIC WORKS DEPARTMENT	OF 1786.2
		e ET	7

# **Downtown TIF Cashflow Projection Estimate**

Date produced: 10/14/2024

		7/	<b>FY 25</b> /1/24 - 6/30/25	
Beginning Cash	Starting TIF Funds	\$	5,049,675.00	
Increment Revenue	Projected Annual Increment	\$	2,000,000.00	
Debt Service, ISCs, build programs	Fixed Annual Obligations	\$	(1,071,593.00)	*See Estimated Fixed Annual Obligations chart below
YTD actuals	Projects Paid Out Year to Date	\$	-	
Awards not Paid yet	Outstanding Project Obligations	\$	(1,838,947.00)	*See Outstanding Project Obligations chart below
Projected ending cash	Available TIF Funds	\$	4,139,135.00	
Proposed 7th Street Request		\$	(257,000.00)	This proposed request, in addition to the previous obligation of
Projected ending cash if approved		\$	3,882,135.00	\$243,000 outlined below, is a total of \$500,000 awarded to the project

## **Estimated Fixed Annual Obligations**

		FY 25		FY 26
	7/	1/24 - 6/30/25	7/	1/25 - 6/30/26
Debt Service (Civic Center Façade bond)		\$412,725.00		\$412,725.00
Internal Service Charges (ISCs)		158,868.00	\$	158,868.00
Building Program		\$500,000.00		\$500,000.00
Total Fixed Annual Obligations	\$	1,071,593.00	\$	1,071,593.00

### **Outstanding Project Obligations**

	<b>FY 25</b> 7/1/24 - 6/30/25	<b>FY 26</b> 7/1/25 - 6/30/26	
Parking Garage Improvements	183,785		
Storm Drain Project	500,000	500,000	*500k in FY 27
BID trees - 25k for 5 years	25,000		
BID mural lighting	144,550		
Keith Cron, distillery (Brush Crazy)	68,560		
Downtown economic vitality study	30,000		
Kellergeist Building Renovation	263,000		
ADA ramp project - 13% match for Federal fun	31,052		
7th Street South Streetscape	243,000		
Roberts Building Improvements	300,000		
North Parking Garage Signage	50,000		
Total Outstanding Project Obligations	1.838.947	500.000	]



Item:	Public Hearing – Resolution 10589 – A request from the City of Great Falls to use \$130,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of the replacement of the downtown trash receptacles; and Resolution 10590 - A request from the Business Improvement District (BID) to use \$35,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of trimming, maintaining, and replacing downtown boulevard trees.
Initiated By:	Planning and Community Development Department, Great Falls Business Improvement District (BID), Great Falls Development Alliance (GFDA)
Presented By:	Brock Cherry, Director, Planning and Community Development
Action Requested:	Approve Resolution 10589 and Resolution 10590.

# **Public Hearing:**

Mayor conducts joint public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article
6.

2. Mayor closes public hearing and asks the will of the Commission.

# **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10589 to allow the use of up to \$130,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the replacement of the downtown trash receptacles in the Downtown Urban Renewal District."

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

2. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10590 to allow the use of up to \$35,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of trimming, maintaining, and replacing boulevard trees in the Downtown Urban Renewal District."

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

**Staff and Downtown Development Partnership (DDP) Recommendation:** Staff recommends approval of Resolution 10589 to allow the use of up to \$130,000 in Downtown TIF funds for the replacement of the trash receptacles, and Resolution 10590 to allow the use of up to \$35,000 in Downtown TIF funds for the cost of trimming, maintaining, and replacement of boulevard trees in the Downtown Urban Renewal District. Both of the requests were discussed at the Downtown Development Partnership (DDP) meeting on March 19, 2025. The DDP voted unanimously to support the TIF funding requests.

**Summary:** The Downtown Urban Renewal and Tax Increment Financing (TIF) District generally encompasses Great Falls' central business district and periphery properties. This TIF District was approved by the City Commission on May 15, 2012. The purpose of creating the Downtown TIF was to stimulate revitalization and redevelopment of the central business district.

**Trash Receptacles:** The BID and GFDA approached City staff about the need to replace the downtown trash receptacles. The existing downtown trash receptacles were installed as part of a 1995 Community Transportation Enhancement Program (CTEP) project. Since 1995, many receptacles have been damaged or destroyed. The BID maintains the receptacles and manages garbage removal in the district twice a week during the summer months. Because of the age of the receptacles, many are chipped, worn or otherwise damaged. Also, the design of the trash receptacles allows for graffiti on the tops and allows individuals to place waste on top, rather within, which creates unsightly overflow.

The design of the proposed new trash receptacles would prohibit anyone from setting things on the top of the receptacle, as modern designs include a domed "rain cover", which also allows for a vinyl wrap that will promote downtown and dissuade graffiti. The proposed color would match the newly installed wayfinding signage and design elements for the downtown brand, which furthers the coordinated marketing efforts that are stated as a goal of the Downtown Urban Renewal Plan.

The request includes the replacement of all 99 existing downtown trash receptacles. After reviewing products from multiple vendors, staff and the stakeholder group identified example receptacles and quotes, which are provided in the attachment titled, *"Trash Receptacle Quotes"*. The estimated cost of the receptacles is \$70,000. Staff estimates the cost of removal of the existing receptacles to be \$10,000. In addition, bids were received from two local contractors for the cost of installing the new receptacles, which is estimated to be \$50,000. With this information, the request for replacement of the downtown trash receptacles is \$130,000.

If awarded, the City will be responsible for managing the acquisition and installation of the receptacles and the BID will be responsible for maintaining them after installation. The project shall comply with all requirements of the City's Financial Policy.

**Tree Maintenance:** On April 20, 2021, the City Commission approved Resolution 10390 to allow the Business Improvement District (BID) to use Downtown TIF funding for the cost of trimming, maintaining, and replacing boulevard trees in the Downtown Urban Renewal District. The award was for a total of \$125,000 to be spent over five years from 2021 through 2025.

As the award is in the final year of the approved funding, the BID requests to continue the program of maintaining boulevard trees within the Downtown Urban Renewal District boundaries with the support of \$35,000 in TIF funding for fiscal year 2026. The work will include tree-trimming and replacement of any trees that are deemed unhealthy, as well as maintenance and replacement of sidewalk tree grates as necessary. The BID will work closely with City staff to ensure compliance with City code and procedures.

The need for a downtown tree inventory was also discussed during the exploration of downtown trees. This inventory would identify the location, characteristics, and health of each tree within the Downtown district. Grants are available from the State of Montana for this type of work, and staff will continue to research this as a future opportunity to benefit the downtown boulevard trees.

**Downtown Urban Renewal Plan and Requested TIF Funding Allocation Decisions:** For the City to approve a Tax Increment Financing (TIF) funding request, the proposed project must meet two key requirements:

- 1. It must be consistent with the goals and objectives of the City's Downtown Urban Renewal Plan.
- 2. It must qualify as an eligible TIF activity under the applicable Montana Code Annotated (MCA) provisions, as outlined in the previous section.

To support informed decision-making by the City Commission, the City's Tax Increment Application Process outlines twelve evaluation criteria to assess whether a project aligns with the intent and priorities of the Downtown Urban Renewal Plan.

City staff has reviewed the applicant's request using those criteria, with consideration given to the Downtown Plan, and in consultation with the City's outside legal counsel specializing in TIF matters.

# **City of Great Falls TIF Review Criteria:**

1. <u>Public Infrastructure Improvements</u> - Public infrastructure improvements have the benefit of improving and impacting an entire district. Each district may have its own Capital Improvement Plan, which may include things such as roadway improvements, storm drains, sewer and waterlines, railroads, etc.

**Staff Analysis:** The Great Falls Downtown Urban Renewal Plan allows for TIF funds to be used to "Ensure streetscape improvements that are designed to enhance pedestrian safety and pleasure by providing space for pedestrian needs and uses." As a result, both trash receptacles and maintaining and replacing the boulevard trees qualify as eligible projects. The trash receptacles and boulevard trees are also located within the public rights-of-way and will be owned by the City, which establishes the "public" element and benefit.

2. <u>Economic Stimulus</u> - The amount of economic activity to be generated within a district through the development is assessed, as well as the leverage ratio of public to private investment. In general, the maximum limit of any one development is 10% of the construction/rehabilitation costs, exclusive of acquisition costs. Projects demonstrating extraordinary benefit to Districts or the community may, at the discretion of City Commission, receive additional TIF assistance for eligible items. All applications should contain credible, measurable information substantiating the project's economic stimulus in the District and the community.

**Staff Analysis:** Having a well-maintained and inviting streetscape will encourage more visitors and consumers to downtown which will help stimulate community vibrancy and the City's economy.

**3.** <u>**Tax Generation**</u> – The increase in taxable value due to the new district development, including construction/rehabilitation, as estimated by the County Assessor's office to determine tax increment generation.

**Staff Analysis:** The replacement of the trash receptacles and maintenance of the boulevard trees will not directly generate any taxable value to the District. However, improvements to the streetscape will enhance the District and complement current and future developments, which will, in turn, increase tax revenue.

4. <u>Employment Generation</u> – Total employment generated by the District development is assessed in terms of permanent and part-time jobs, and construction jobs.

**Staff Analysis:** Contractors will be hired to perform the removal of the existing trash receptacles and installation of the new trash receptacles. In addition, a contractor will be hired to perform the needed maintenance work for the boulevard trees. It is unknown at this time exactly how many jobs this will help support.

5. <u>Elimination of Blight</u> – The development's direct and indirect impact on the physical and fiscal deterioration within the appropriate district and the community, as identified in the appropriate district plan.

**Staff Analysis:** The project is necessary to maintain the aesthetics of the streetscape that the City has worked hard to build upon. If the streetscape were to deteriorate, the chance for blight within the Downtown Urban Renewal District would increase as time goes on.

6. <u>Special or Unique Opportunities</u> – The extent to which the District's development represents a unique opportunity, meets a special need, or addresses specific district or community goals. The restoration of a historic property or the provisions of an unmet community need is an example of special or unique opportunities.

**Staff Analysis:** Trash receptacles and trees are an essential element of the City's streetscape plan as evidenced within the Downtown Master Plan and the substantial monetary investment of the City, the BID, and Federal funds through the State's CTEP program. Clearly this supports a key community goal.

7. <u>Impact Assessment</u> – The extent of both positive and negative environmental impacts, appropriateness of the developer's project design, and impact on existing businesses or residents.

**Staff Analysis:** The replacement of trash receptacles, and the maintenance and replacement of the boulevard trees will only have positive impacts on the environment and have positive impacts on existing businesses and residents.

8. <u>Financial Assistance</u> – Other forms of financing available to the Applicant, lender participation, industrial development revenue bonds, and state and federal grant monies, for example, are examined to assess the need for TIF assistance.

*Staff Analysis:* The BID is a quasi-governmental not-for-profit agency and has limited financial resources. The ability to utilize TIF funds will enable the BID to focus and prioritize on other elements of its business objectives.
**9.** <u>Development's Feasibility</u> – A determination of feasibility is made on the strength of the Applicant's demonstration of market demand for the development in the district and is contained primarily on the pro forma and financing commitments.

**Staff Analysis:** This specific request supports the entire Downtown Urban Renewal District as opposed to one specific business or development. The resurgence and increased vibrancy of the district since the implementation of the Downtown Master Plan supports the feasibility of supporting a beautiful and well-maintained streetscape.

**10.** <u>Developer Ability to Perform</u> – An assessment of the Applicant's capability to undertake the relative complexities of the development based on past performance on similar projects.

**Staff Analysis:** The Applicant has received and managed multiple grants and other TIF allocation funds. The Applicant has shown that it is capable of completing a project within a manner that was appropriate and timely.

**11.** <u>**Timely Compensation**</u> – The feasibility of completing the development according to the Applicant's development schedule.

*Staff Analysis:* The Applicant had stated that it would like to begin work on the trees during the summer of 2025.

12. <u>Payment of Taxes</u> – All property taxes, special improvement district assessments and other assessments on the project property must be paid to date.

Staff Analysis: Government property is exempt from taxation.

In conclusion, staff finds the requests comply with the Downtown Urban Renewal Plan. On page 7 of the plan, under the title "CONNECTED," the plan allows for TIF funds to be used to "Ensure streetscape improvements that are designed to enhance pedestrian safety and pleasure by providing space for pedestrian needs and uses." As a result, the replacement of trash receptacles and maintaining the street trees qualify as eligible projects.

**Montana Code Annotated (MCA) Compliance:** In discussions with outside legal counsel, Staff has concluded that the request for TIF funds is appropriate. MCA 7-15-4288 (4) includes, "the acquisition, construction, and improvement of public improvements or infrastructure, including streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred," as an eligible TIF activity under this category. City staff concludes that the maintenance and replacement of boulevard trees falls under the category of infrastructure considering that they are required of developers and are located within the public right-of-way.

**Downtown Access, Circulation and Streetscape Plan Compliance:** Staff finds the requests are also in conformance Additionally, the Downtown Access, Circulation and Streetscape Plan supports the request to replace and maintain downtown trash receptacles. The plan states, "Trash receptacles should be placed

on each street corner and mid-block at high traffic pedestrian areas. The existing receptacles should be upgraded to better fit the aesthetic of the improvements along Central Avenue and should include recycling options."

**Fiscal Impact:** The City's Downtown TIF has a current cash balance of \$5,049,675.00 and outstanding project obligations of \$2,095,947.00. The TIF receives approximately \$2,000,000 annually of tax increment revenue. Staff has determined adequate funding is available in the Downtown TIF fund to fulfill the request. Staff has provided more information regarding the Downtown TIF balance as an attachment to this report. Refer to the *Downtown TIF Cash Flow Projection Analysis* for more details.

**Alternatives:** The City Commission may choose to deny Resolution 10589 or 10590, or approve only a portion of the TIF reimbursement. If such action is taken, the City has not identified an alternative funding source for the replacement of trash receptacles and tree maintenance. As a result, the proposed projects would not occur.

**Concurrences:** The City's Finance Department, Historic Preservation Officer, and the City's outside TIF Legal Counsel have reviewed the request. It is determined that the request is eligible and appropriate for TIF funding. In addition, the request for TIF funding is supported by the Downtown Development Partnership, Business Improvement District, and Great Falls Development Authority.

#### **Attachments/Exhibits:**

Resolution 10589 Resolution 10590 Tax Increment Grant Agreement Trash Receptacle Quotes Downtown TIF Cash Flow Projection Analysis

#### **RESOLUTION 10589**

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, APPROVING THE CITY OF GREAT FALLS' REQUEST TO EXPEND GREAT FALLS DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS FOR TRASH RECEPTACLE REPLACEMENT

\* \* \* \* \* \* \* \* \* \* \* \*

**WHEREAS**, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended, an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and apply all or a portion of the tax increment derived from such district to the payment of costs of such urban renewal projects; and

**WHEREAS**, the City Commission, pursuant to Resolution No. 9961, duly adopted on March 6, 2012, created an urban renewal area as the Downtown Urban Renewal District and pursuant to Ordinance No. 3088, duly adopted on May 15, 2012 after a duly called and noticed public hearing thereon adopted the Downtown Urban Renewal Plan containing a tax increment financing provision; and

**WHEREAS**, in April 2013, the City Commission approved the revised Tax Increment Application and Forms that outline eligible activities under state statute, the application process to be followed, and criteria to be used when evaluating applications; and,

**WHEREAS**, the purpose of the Downtown Tax Increment Financing District is to stimulate revitalization and redevelopment of the central business district; and,

**WHEREAS**, the existing downtown trash receptacles were installed as part of a 1995 Community Transportation Enhancement Program (CTEP) project, many of which have been damaged or destroyed; and

**WHEREAS**, replacement of all trash receptacles is necessary to improve functionality and aesthetics that match other downtown branding; and

WHEREAS, City Staff has assessed the project in relation to the goals and objectives of the Downtown Urban Renewal District Plan, evaluated the project based on the evaluation criteria, and determined that expenditure of TIF funds up to the amount of \$130,000 to be paid out of the Downtown Urban Renewal Tax Increment Financing District fund is warranted for the purpose of paying for the replacement of the trash receptacles within the Downtown Urban Renewal District.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Great Falls, Montana, that the City of Great Falls' request for use of Downtown Urban Renewal Tax Increment Financing District funds is approved in the amount of up to \$130,000 for the purpose of paying for the replacement of the trash receptacles within the Downtown Urban Renewal District.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, June 3, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

#### **RESOLUTION 10590**

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, APPROVING THE BUSINESS IMPROVEMENT DISTRICT'S REQUEST TO EXPEND GREAT FALLS DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS FOR BOULEVARD TREE MAINTENANCE

\* \* \* \* \* \* \* \* \* \* \* \*

WHEREAS, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended, an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and apply all or a portion of the tax increment derived from such district to the payment of costs of such urban renewal projects; and

**WHEREAS**, the City Commission, pursuant to Resolution No. 9961, duly adopted on March 6, 2012, created an urban renewal area as the Downtown Urban Renewal District and pursuant to Ordinance No. 3088, duly adopted on May 15, 2012 after a duly called and noticed public hearing thereon adopted the Downtown Urban Renewal Plan containing a tax increment financing provision; and

**WHEREAS**, in April 2013, the City Commission approved the revised Tax Increment Application and Forms that outline eligible activities under state statute, the application process to be followed, and criteria to be used when evaluating applications; and,

**WHEREAS**, the purpose of the Downtown Tax Increment Financing District is to stimulate revitalization and redevelopment of the central business district; and,

**WHEREAS**, Great Falls Business Improvement District has proposed continuing the trimming, maintenance and replacement of boulevard trees within the Downtown Urban Renewal District, with eligible tax increment financing expenses and has applied for such funds; and

WHEREAS, City Staff has assessed the project in relation to the goals and objectives of the Downtown Urban Renewal District Plan, evaluated the project based on the evaluation criteria, and determined that expenditure of TIF funds up to the amount of \$35,000 to be paid out of the Downtown Urban Renewal Tax Increment Financing District fund is warranted for the purpose of paying for the trimming, maintenance and, if necessary, replacement of boulevard trees and sidewalk tree grates within the Downtown Urban Renewal District.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Great Falls, Montana, that the Business Improvement District's Application for use of Downtown Urban Renewal Tax Increment Financing District funds is approved in the amount of up to \$35,000 for the purpose of paying for the maintenance and, if necessary, replacement of boulevard trees and sidewalk tree gates within the Downtown Urban Renewal District.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, June 3, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

#### TAX INCREMENT GRANT AGREEMENT

THIS TAX INCREMENT GRANT AGREEMENT is dated as of \_\_\_\_\_\_, 2025 (this "Agreement"), between the CITY OF GREAT FALLS, a municipal corporation of the State of Montana (the "City"), and GREAT FALLS BUSINESS IMPROVEMENT DISTRICT (the "Grantee").

#### $\underline{W I T N E S S E T H}:$

WHEREAS, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and pay or reimburse the costs of such urban renewal projects; and

WHEREAS, the City Commission of the City (the "**Commission**"), pursuant to the Act and Ordinance No. 3088, duly adopted on May 15, 2012, as amended and restated by Ordinance No. 3222, duly adopted on October 6, 2020 (as such may be further amended and supplemented, the "**Ordinance**"), created an urban renewal area known as the Downtown Urban Renewal District (the "**District**") and adopted the Amended and Restated Downtown Urban Renewal Plan (the "**Plan**") containing a tax increment financing provision; and

WHEREAS, the Grantee has requested tax increment financing assistance with respect to a streetscape project consisting of tree trimming, tree well maintenance, and replacement of trees in need within the boundaries of the District, all in coordination with the City staff (the "**Project**").

WHEREAS, the City has determined that the Project constitutes an urban renewal project under and pursuant to the Act and the Plan and that it is appropriate to pay or reimburse the Grantee for the costs of the Project with tax increment (as defined in the Act) of the District ("**Tax Increment**"), subject to the terms and conditions set forth in this Agreement.

NOW THEREFORE, the City and the Grantee, each in consideration of the representations, covenants and agreements of the other, as set forth herein, mutually represent, covenant and agree as follows:

#### Section 1. Grantee's Undertakings.

1.1. <u>Competitive Bidding</u>; Prevailing Wage Rates; and Preference for Montana Residents. The Grantee understands that the City is obligated to follow certain laws with respect to the expenditure of public funds, which includes Tax Increment. The Grantee agrees that in the awarding of contracts or subcontracts for the Project that (i) it will and it will cause its contractors to competitively bid the contracts and subcontracts for each of component of the Project; (ii) it will and it will cause its contractors and subcontractors to pay the Prevailing Wage Rates on such contracts or subcontracts related to the Project; (iii) it will and it will cause its contractors and subcontractors will give preference to the employment of bona fide residents of the State of Montana (the "State"), as required by Montana Code Annotated Section 18-2-403 and as such term is defined by Montana Code Annotated Section 18-2-401(1) and the Administrative Rules of the State, including but not limited to A.R.M. 24.17.147, obliging the Grantee and its contractors

and subcontractors to hire 50% bona fide State residents with respect to the installation and construction of the Project; and (iv) when making assignments of work, it will and it will cause its contractors and subcontractors to use workers both skilled in their trade and specialized in their field of work for all work to which they are assigned. The Grantee will provide to the City all documentation requested to verify the compliance of the Grantee and its contractor and subcontractors with the foregoing requirements. Failure of the Grantee and its contractor and subcontractors to pay the Prevailing Wage Rates with respect to the Project shall be considered a breach of this Agreement and the City shall be entitled to exercise any and all measures to assure compliance and retroactive compensation plus interest to employees not paid in accordance with this Agreement, and recovery of any penalty or fine assessed by the State attributed to any failure to pay Prevailing Wage Rates. Additionally, the Grantee acknowledges that a violation of these requirements shall result the City not being able to pay or reimburse the Grantee for costs of the Project. "Prevailing Wage Rates" means (i) Montana Prevailing Wage Rate for public works projects are published from time to time by and available from the Montana Department of Labor and Industry, Research and Analysis Bureau, P.O. Box 1728, Helena, Montana 59624, telephone number (800) 541-3904; and (ii) applicable Federal Prevailing Wage Rates for public works projects are published from time to time by and available from https://www.dol.gov/whd/govcontracts/PrevailingWageResources.htm.

1.2. <u>Permits</u>. The Grantee will obtain in a timely manner all required permits, licenses and approvals, and will meet all requirements of all federal, State and local laws, rules, regulations and ordinances, which must be obtained or met in connection with the Project.

1.3. <u>Nondiscrimination</u>. The Grantee agrees that all hiring by the Grantee and its contractors and persons performing this Agreement will be on the basis of merit and qualification and will not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, national origin, or other class protected by State and/or federal law.

Section 2. <u>Reimbursement</u>. The City agrees to pay or reimburse the Grantee for costs of the Project in five annual installments not exceed \$35,000 for fiscal year 2026. Reimbursement for costs of the Project will be based on expenses actually paid or incurred by the Grantee. In connection with each request for payment or reimbursement with respect to the Project, the Grantee shall submit a certificate substantially in the form attached as <u>Exhibit A</u> hereto, along with copies of all invoices and other documentation related to such request. The City may reject, in its sole discretion, any invoice to the extent it is not related to the Project. The obligation of the City to pay or reimburse the Grantee for costs of the Project shall be further subject to (i) the availability, in the sole discretion of the City, of sufficient Tax Increment for purposes of such payment or reimbursement and (ii) compliance by Grantee with its representations, warranties and undertakings as set forth in this Agreement.

Section 3. Limitation of Liability; Release and Indemnification;.

3.1. <u>Limitation on City Liability</u>. No agreements or provisions contained in this Agreement nor any agreement, covenant or undertaking by the City contained in this Agreement or any other document executed by the City in connection with the Project will give rise to any

pecuniary liability of the City or a charge against its general credit or taxing powers, or will obligate the City financially in any way except with respect to the Tax Increment.

3.2. <u>Release and Indemnification</u>. The Grantee releases the City and all Commission members, and all officers, agents, servants and employees of the City (the "**Indemnified Parties**") from, and covenants and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend and hold harmless the Indemnified Parties against, any loss, damage, cost (including reasonable attorneys' fees), claim, demand, suit, action or other proceeding whatsoever arising or purportedly arising out of, or resulting or purportedly resulting from, the Project. No member, officer or employee of the City shall be personally liable to the Grantee in the event of any default under or breach of this Agreement by the City, or for any amount that may become due to the Grantee for any obligation issued under or arising from the terms of this Agreement.

Section 4. <u>General Provisions</u>. No party may assign any rights or privileges or delegate any duties or obligations under this Agreement without first obtaining the written consent of the other party hereto. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. This Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the City and the Grantee. This Agreement and the legal relations between the parties hereto will be governed by and construed in accordance with the laws of the State of Montana, without giving effect to any choice of law statutes, rules, or principles. All legal actions arising from this Agreement shall be filed in the District Court of the State of Montana in and for Cascade County, Montana or in the United States District Court with jurisdiction in Cascade County, Montana. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the \_\_\_\_\_, 2025.

#### CITY OF GREAT FALLS, MONTANA

[SEAL]

By \_\_\_\_\_ Gregory T. Doyon, City Manager

Attest:

Lisa Kunz, City Clerk

**APPROVED FOR LEGAL CONTENT:** 

David Dennis, City Attorney

\*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

> GREAT FALLS BUSINESS IMPROVEMENT DISTRICT

Name: Title:

#### EXHIBIT A

#### **REIMBURSEMENT REQUEST**

TO: City of Great Falls, Montana (the "**City**")

FROM: Great Falls Business Improvement District (the "Grantee")

SUBJECT: Project Payment and Reimbursement

The undersigned, as an authorized representative of the Grantee, intends that this certificate will satisfy the requirements of Section 2 of the Tax Increment Grant Agreement, dated as of [\_\_\_\_], 2025, between the City and the Grantee (the "Agreement"), and does hereby certify on behalf of the Grantee that:

(a) the Project expenditures for which payment or reimbursement are requested, are attached hereto, including copies of all invoices and other supporting documentation;

(b) the amounts requested have been paid or incurred by the Grantee with respect to the Project and, to the best of my knowledge, the fair value of such services or materials is not exceeded by the amounts requested to be paid or reimbursed;

(c) the cost of work to be paid or reimbursed has been competitively bid and the Grantee, contractor or subcontractor has paid Montana Prevailing Wage Rates for such work; and

(d) no part of the amounts requested to be paid or reimbursed, as stated in this certificate, has been or is the basis for payment or reimbursement in any previous or pending request.

Dated: \_\_\_\_\_, 20\_\_\_\_

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT

By: \_\_\_\_\_

Name: \_\_\_\_\_



						Search				G
Products	Uline Products	Quick Order	Ca	talog Reque	st	Sp	ecial Of	ffers	About Us	Careers
iome > All Prod	lucts > Facilities Maintenance	<ul> <li>&gt; Outdoor Trash</li> </ul>	Cans > Plaz	a Trash Can						
	Plaza Trash Co	an - 32 Ga	llon							
			P	Elegant Recomr • Gloss resiste	trash o nende y, prei	can for p ed for ho mium po d long lo	oatios, g tels and owder-c asting.	gardens or d shopping oated finisl	walkways. centers. n is weather	
			1	- Durat	ole, he	eavy-dut	y steel b	oar constru	ction.	
				Reuse	able ri	gid plast	ic liner.	Easy to em	npty and clean.	
				Flat n	netal li	d with 13	" openi	ing.		
	Q. More Images									
	MODEL	DESCRIPTION	CAPACITY	SIZE	WT.	PRICE	ACH	ADD TO		
	NO.	Plaza	22 Callon	DIAM. X H	(LBS.)	1	3+	CARI		
	H-3022	Plaza	D D	ROP SHIPS IN 201	DAYS FR	OM WI ASSE	MBLED VIA	A MOTOR FREIG	<u></u>	
		+ Addition	al Info + She	opping Lists	Reque	st a Catal	og			

# Quote

Account Number - 380969

Estimate # QUORCO21910

4/11/2025

**Ship To** Parks and Rec Department Great Falls Business Improvement District 1700 River Dr North Great Falls MT 59405 (406) 727-5430

ItemQtyRateAmountEstimated Lead TimePR996-031-BL<br/>Total Coat 32-Gallon Receptacle/ 32 Gallon100\$616.25\$61,625.00Ships in 4 - 6 Weeks

Subtotal	\$61,625.00
Tax Total (%)	\$0.00
Shipping	\$3,798.92
Total	\$65,423.92

\*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

### PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS



Customer

Kellie Pierce

318 Central Ave Great Falls MT 59401

(406) 727-5430

Barco Products, LLC 24 N Washington Ave Batavia IL 60510 (630) 845-5468 keyaccounts@barcoproducts.com

Great Falls Business Improvement District

#### **Downtown TIF Cashflow Projection Estimate**

Date produced: 5/22/2025

		7/	<b>FY 25</b> 1/24 - 6/30/25	
Beginning Cash	Starting TIF Funds	\$	5,049,675.00	
Increment Revenue	Projected Annual Increment	\$	2,000,000.00	
Debt Service, ISCs, build programs	Fixed Annual Obligations	\$	(1,071,593.00)	*See Estimated Fixed Annual Obligations chart below
YTD actuals	Projects Paid Out Year to Date	\$	-	
Awards not Paid yet	Outstanding Project Obligations	\$	(2,095,947.00)	*See Outstanding Project Obligations chart below
Projected ending cash	Available TIF Funds	\$	3,882,135.00	
Proposed Trash Receptacle Replacement		\$ ¢	(130,000.00)	
		ڊ	(33,000.00)	
Projected ending cash if approved		\$	3,717,135.00	

#### **Estimated Fixed Annual Obligations**

	7	<b>FY 25</b> 7/1/24 - 6/30/25	7	<b>FY 26</b> 7/1/25 - 6/30/26
Debt Service (Civic Center Façade bond)		\$412,725.00		\$412,725.00
Internal Service Charges (ISCs)	\$	158,868.00	\$	158,868.00
Building Program		\$500,000.00		\$500,000.00
Total Fixed Annual Obligations	\$	1,071,593.00	\$	1,071,593.00

#### **Outstanding Project Obligations**

	<b>FY 25</b> 7/1/24 - 6/30/25	<b>FY 26</b>	
Parking Garage Improvements	183,785	71,25 0,50,20	
Storm Drain Project	500,000	500,000	*500k in FY 27
BID trees - 25k for 5 years	25,000		
BID mural lighting	144,550		
Keith Cron, distillery (Brush Crazy)	68,560		
Downtown economic vitality study	30,000		
Kellergeist Building Renovation	263,000		
ADA ramp project - 13% match for Federal fun	31,052		
7th Street South Streetscape	243,000		
Roberts Building Improvements	300,000		
North Parking Garage Signage	50,000		
Pending Approval: 7th St S Streetscape	257,000		
Total Outstanding Project Obligations	2,095,947	500,000	



Item:	Joint Public Hearing – Resolution 10578 to approve the annexation of the subject property and the Improvement Agreement; Ordinance 3273 to assign a Planned Unit Development (PUD) zoning district for the subject property; and approval of the Preliminary Plat of Meadowview Village Major Subdivision.				
From:	Lonnie Hill, Deputy Director, Planning and Community Development				
Initiated By:	Upslope Development, Developer				
Presented By:	Brock Cherry, Director, Planning and Community Development				
Action Requested:	City Commission adopt Resolution 10578 and approve the Annexation Agreement, adopt Ordinance 3273, and approve the Preliminary Plat.				

### **Public Hearing:**

Mayor conducts joint public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article
 6.

2. Mayor closes joint public hearing and asks the will of the Commission.

### **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10578 to annex the property legally described as Lots 8-10, and 13-15 of Beebe Tracts and (approve/not approve) the Improvement Agreement, subject to the Conditions of Approval being fulfilled by the applicant,"

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

2. Commissioner moves:

"I move that the City Commission (adopt/deny) Ordinance 3273 to assign Planned Unit Development (PUD) zoning to the subject property, subject to the Conditions of Approval being fulfilled by the applicant."

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

3. Commissioner moves:

"I move that the City Commission (approve/deny) the Preliminary Plat of Meadowview Village Major Subdivision subject to the Conditions of Approval being fulfilled by the applicant."

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

**Staff Recommendation:** At the conclusion of a public hearing held on April 22, 2025, the Planning Advisory Board/Zoning Commission recommended the City Commission approve the annexation, establishment of Planned Unit Development (PUD) zoning, and preliminary plat of Meadowview Village for the subject property legally described as Lots 8-10, and 13-15 of Beebe Tracts, located in the NE ¼ of Section 9, T20N, R4E, P.M.M., Cascade County, Montana. Staff also recommends approval with the following conditions:

#### **Conditions of Approval:**

- 1. **General Code Compliance.** Any future development of the property shall be consistent with the conditions in this report, as well as all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- 2. **Improvement Agreement.** The applicant shall abide by the terms and conditions and pay all fees specified in the attached Improvement Agreement for the subject property. The Improvement Agreement must be signed by the applicant and recorded with the Cascade County Clerk and Recorder.
- 3. **Final Plat.** The Final Plat of Meadowview Village shall incorporate correction of any errors or omissions noted by staff, including provision of a notification clause to purchasers regarding soil conditions.
- 4. **Engineering Drawings.** The final engineering drawings, specifications, and cost estimates for public improvements for Meadowview Village, shall be submitted to the City Public Works Department for review and approval prior to consideration of the Final Plat.
- 5. Land Use & Zoning. The property's development shall be consistent with the allowed uses and specific development standards of the proposed Planned Unit Development (PUD) zoning district.

**Background:** Upslope Development submitted an application to the Planning and Community Development Department on February 17th, 2025, for the property located east of the intersection of Central Avenue and 46<sup>th</sup> Street. The subject property is legally described as Lots 8-10, and 13-15 of Beebe Tracts, located in the NE ¼ of Section 9, T20N, R4E, P.M.M., Cascade County, Montana and is approximately 27.03 acres in size. The applicant is requesting annexation of the subject property, establishment of the City zoning designation of Planned Unit Development (PUD), and approval of the Preliminary Plat of the proposed Meadowview Village major subdivision.

The applicant states within the application that the purpose of Meadowview Village is to provide attainable, entry-level housing for purchase. The project achieves this goal by utilizing efficient lot design that accommodates a variety of home sizes. Lots range in size from as little as 1,200 square feet up to 5,881 square feet. The proposed development includes dedicated green spaces (cottage courts) that provide safe outdoor areas that create a neighborhood aesthetic, while not burdening individual property owners with the maintenance of a large yard. The development will also include a community center, an indoor sports court, and a playground. All internal roads and alleys serving the development will be

private. Each of the common-use areas, including the internal roads and alleys of Meadowview Village will be maintained by a Homeowners Association (HOA). A draft of the HOA Documents is provided within *Appendix I* of the application packet.

The proposed project at full build out would result in the creation of 163 lots for single-family home development that are accessed by two points of entry along  $46^{th}$  Street. The developer proposes to complete the project in 10 phases, with the first phase being the lots closest to  $46^{th}$  St S, as well as the stormwater pond. Phase 3 includes the construction of the large common areas, including the community center and playground. An exhibit of the proposed phases is shown within *Appendix B* of the application packet.

**Annexation Request:** The applicant requests annexation of the 27.03-acre property legally described above. The site is contiguous to City limits on the east along 46th Street and partially on the south, including adjacent to properties owned by the Church of Jesus Christ of Latter-Day Saints (4601 3rd Ave. S) and the Great Falls Housing Authority (5305 3rd Ave. S). Staff supports the annexation to allow for residential development.

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

**Establishment of PUD Zoning:** The applicant proposes a Planned Unit Development (PUD) zoning designation for the property. According to City code, a PUD is a special type of zoning district that is proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval. The applicant states deviations from OCCGF are needed to help the project achieve the goal of providing attainable housing. The applicant has provided a *Planned Unit Development Document* within *Appendix G* of the application that lists the deviations in lot sizes/setbacks, land uses, and landscaping requirements. The PUD will include an underlying Zoning District of R-3 Single-family high density.

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

**Preliminary Plat Request:** The applicant is requesting a preliminary plat of the subject property, which would subdivide the property into 163 single-family residential lots. Staff has determined the preliminary plat is consistent with the standards listed within OCCGF and the Montana Subdivision and Platting Act. The applicant submitted a Preliminary Plat within *Appendix C* of the application, which shows the layout for the proposed subdivision.

The basis for decision on zoning map amendments is listed in the OCCGF 17.16.26.040 of the Land Development Code in addition to the requirements of 76-3-608 of Montana Code Annotated (MCA). The recommendation of the Zoning Commission and the decision of the City Commission shall at a minimum consider the criteria, which are attached as *Basis of Decision – Zoning Map Amendment*.

**Improvements:** An *Improvement Agreement* is provided as an attachment to this agenda report for the subject property, which outlines the responsibilities and proportionate shares of costs for various improvements. Access to the development will be from  $46^{\text{th}}$  Street. The developer agrees to improve the

roadway and curbing along 46th Street adjacent to the subject property. Additionally, sidewalk and boulevard landscaping shall be installed adjacent to the subject property. An ADA compliant ramp and crossing will be provided northeast corner of the intersection of Central Avenue and 46<sup>th</sup> Street connecting to the existing ramp on the northwest corner of the intersection. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the developer. As referenced in the Traffic Analysis section below, the developer has agreed to provide a safe pedestrian path to allow pedestrian connectivity to Chief Joseph Elementary School.

The developer is required to extend a looped eight (8) inch public water main through the development and connect to the existing water mains as shown on the proposed Conceptual Civil Plans included in *Appendix D* of the application, including the addition of the required fire hydrants. In addition, all buildings upon the subject property shall be served by sanitary sewer as shown on the proposed Conceptual Civil Plans included in *Appendix D* of the application. Installation of the water and sewer mains is the responsibility of the developer. Water and sanitary sewer gravity mains and associated improvements are to be owned and maintained by the City once complete. Some portions of the project may require private grinder pumps, private force service lines, private lift stations, and private force mains, all of which will be owned and maintained by the developer or HOA.

**Traffic Analysis Summary:** Based on the ITE Trip Generation Manual (11th Edition), the Meadowview Village development is expected to generate an estimated 1,161 weekday trips and 106 PM peak-hour trips, using the land use classification of "Mobile Home Park" due to the site's similar design and housing composition. Although the City's threshold for a formal Traffic Impact Analysis is not met (200–300 peak-hour trips), the City's transportation planner completed a traffic analysis given the scope of the project. The development will be accessed via two new private street approaches to 46th Street South—one aligned with Central Avenue and one approximately 350 feet to the south. Traffic distribution modeling assumes 30% of trips westbound on Central Avenue, 30% southbound on 46th Street, and 40% northbound toward 2nd Avenue North, which serves as a primary arterial.

The analysis concludes that the existing street network can accommodate the projected increase in vehicle volume; however, existing pedestrian and bicycle facilities in the area are insufficient. To ensure safe multimodal access, the developer will be required to construct missing sidewalk segments along 46th Street and provide an ADA-compliant crossing at Central Avenue. Staff recommends a modified treatment in lieu of a "bike boulevard," proposing instead that 46th Street be widened to accommodate striped 5- to 6-foot bike lanes in each direction. A formal pedestrian route to 1st Avenue South and the 3rd Avenue South transit corridor, near Chief Joseph Elementary School, is also required as a condition of annexation. These improvements, combined with internal street design standards and driveway alignment requirements, will support safe and efficient circulation within and around the development.

**Growth Policy Compliance:** The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. The proposal to annex and assign the zoning of PUD for the proposed property will allow the developer to construct a single-family residential development. Staff finds the City's Growth Policy supports the proposed zoning map amendment to facilitate higher density development upon a partial infill parcel, providing much needed attainable housing. The proposed project is consistent with several of the Plan's policies including:

#### Social - Housing (page 134)

Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.

- Soc1.4.3 Support the development of affordable housing in all neighborhoods to ensure geographic dispersal and reduce concentrations of poverty.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

Environmental – Urban Form (page 144)

Env2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential as candidates for redevelopment in the City.

Economic – Community Vitality (pages 157-158)

- Eco3.7.2 Encourage reinvestment in older neighborhoods and infill housing to support existing services and commercial districts.
- Eco3.4.3 Support quality of life investments such as recreation, housing, and amenities that help attract and retain the workforce. (page 155)

#### Physical - Land Use (page 162)

- Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.
- Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.
- Phy4.3.1 Support development patterns that optimize existing City utilities and limit the extension of public infrastructure. (page 166)

In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

**Neighborhood Council Input:** The project was presented to Neighborhood Council #4 at its regularly scheduled March 27<sup>th,</sup> 2025 meeting. The project was well received, and the Council voted unanimously to support the project.

**Concurrences:** Representatives from multiple departments, including Planning and Community Development, Public Works, and Fire Departments have been involved throughout the review process for this request. Both the Engineering Division of Public Works and the Legal Department have collaborated on the proposed Improvement Agreement.

**Fiscal Impact:** The request to annex the subject property reflects a fiscally sound approach to growth that prioritizes long-term sustainability. Located within existing fire and police service areas, the development avoids the costs of extending emergency services. New water, sanitary sewer mains, and a regional stormwater facility will be constructed and maintained by the City after completion, while all internal roads, alleys, and open spaces will be privately maintained by a homeowners' association— reducing future maintenance burdens on the City. The neighborhood's compact, efficient design makes full use of existing infrastructure, allowing the City to add new housing without taking on disproportionate costs. This annexation will introduce a significant number of attainable single-family homes, helping meet local housing needs while expanding the City's tax base in a way that is efficient, incremental, and financially resilient.

**Alternatives:** The City Commission could deny Resolution 10578, Ordinance 3273, and the Preliminary Plat for Meadowview Village. For these actions, the City Commission must provide a separate Basis of Decision for denial of the annexation, establishment of PUD zoning, and subdivision.

### **Attachments/Exhibits:**

- Resolution 10578
- Resolution 10578 Exhibit A
- Ordinance 3273
- Ordinance 3273 Exhibit A
- Basis of Decision Annexation
- Basis of Decision Planned Unit Development
- Basis of Decision Subdivision
- Improvement Agreement
- Traffic Analysis
- Application Packet
- Great Falls Public Schools Comment Letter

### **RESOLUTION 10578**

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE **BOUNDARIES OF THE CITY OF GREAT FALLS TO INCLUDE** LOTS 8-10 AND 13-15 OF BEEBE TRACTS, SECTION 9, T20N, P.M.M. CASCADE COUNTY, MONTANA, **R4E**, IN **ACCORDANCE WITH THE PROVISION OF SECTION 7-2-**4601, MONTANA CODE ANNOTATED.

\* \* \* \* \* \* \* \* \* \*

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

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

Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R4E, P.M.M., Cascade County, Montana;

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

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

**WHEREAS**, 46<sup>th</sup> Street LLC, the property owner of the hereinabove described property has submitted a petition to have the subject property annexed to the City of Great Falls; and

**WHEREAS**, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on April 22, 2025, to consider said annexation, assignment of zoning of Planned Unit Development (PUD), and preliminary plat, and, at the conclusion of said hearing, passed a motion recommending the City Commission annex, assign said zoning, and approve the preliminary plat to the property legally described as Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R4E, P.M.M., Cascade County, Montana; and,

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

**WHEREAS,** the City Commission adopted Resolution 10388 to authorize and direct City staff to update the appropriate boundaries of Neighborhood Council District 4 to include the subject properties; and

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

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

That the boundaries of the City of Great Falls, Montana, be, and the same are hereby extended so as to embrace and include within the corporate limits of said city, all of the land hereinabove described, included as Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R4E, P.M.M., Cascade County, Montana; as shown on attached "Exhibit A."

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

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

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

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 3rd day of June, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney



#### **ORDINANCE 3273**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO ASSIGN A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE PROPERTY LEGALLY DESCRIBED AS LOTS 8-10 AND 13-15 OF BEEBE TRACTS, SECTION 9, T20N, R4E, P.M.M. CASCADE COUNTY, MONTANA.

\* \* \* \* \* \* \* \* \* \*

**WHEREAS**, the property owner, 46<sup>th</sup> Street LLC, has petitioned the City of Great Falls to annex the subject property, which consists of approximately 27.03 acres, as legally described above; and,

**WHEREAS**, 46<sup>th</sup> Street LLC has petitioned the City of Great Falls to assign a zoning classification of Planned Unit Development (PUD) to Lots 8-10 and 13-15 of Beebe Tracts, upon annexation to the City; and,

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on April 22, 2025, to consider said assignment of zoning of Planned Unit Development (PUD), and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject property legally described as Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R4E, P.M.M., Cascade County, Montana; and,

**WHEREAS**, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 3rd day of June, 2025, before final passage of said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the assignment of zoning of Planned Unit Development (PUD) for said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.29.050, and that the said zoning designation be made.

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

Section 1. It is determined that the herein requested Planned Unit Development (PUD) zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.29.050 of the OCCGF.

Section 2. That the zoning classification of "Planned Unit Development (PUD)" be assigned to Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R4E, P.M.M., Cascade County, Montana, as shown in "Exhibit A", subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

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

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading May 6, 2025.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading June 3, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3273 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)



#### **BASIS OF DECISION – ANNEXATION**

Lots 8-10, and 13-15 of Beebe Tracts, located in the NE 1/4 of Section 9, T20N, R4E, P.M.M., Cascade County.

#### **PRIMARY REVIEW CRITERIA:**

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

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

The subject property is contiguous to the existing City limits, with previously annexed property present to the east and south of the proposed annexation.

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

The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. The proposal to annex and assign the zoning of PUD for the proposed property will allow the developer to construct a single-family residential development. Staff finds the City's Growth Policy supports the proposed zoning map amendment to facilitate higher density development upon a partial infill parcel, providing much-needed attainable housing. The proposed project is consistent with several of the Plan's policies, including:

#### Social – Housing (page 134)

- Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.3 Support the development of affordable housing in all neighborhoods to ensure geographic dispersal and reduce concentrations of poverty.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

#### Environmental – Urban Form (page 144)

Env2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential as candidates for redevelopment in the City.

Economic – Community Vitality (pages 157-158)

- Eco3.7.2 Encourage reinvestment in older neighborhoods and infill housing to support existing services and commercial districts.
- Eco3.4.3 Support quality of life investments such as recreation, housing, and amenities that help attract and retain the workforce. (page 155)

#### Physical - Land Use (page 162)

Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.

- Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.
- Phy4.3.1 Support development patterns that optimize existing City utilities and limit the extension of public infrastructure. (page 166)

In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

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

The subject property is located adjacent to Neighborhood Council #4. There is no adopted neighborhood plan for Neighborhood Council #4, nor any other Council within the City. Neighborhood Council #4 discussed the project at their March 27th, 2025, meeting. The Council voted unanimously to support the request.

4. The proposed annexation is consistent with other planning documents adopted by the City

**Commission, including a river corridor plan, transportation plan, and sub-area plans.** The subject property is not located within any adopted plan or sub-area planning areas.

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

The City Public Works Department has verified that capacity is adequate to provide public utility services to the subject property. A more detailed description of the various public utility services that will be provided to the development has been outlined in the agenda report as well as in the Improvement Agreement. Additionally, the City has the ability to provide public emergency services to the subject property, as they are within an area served by Great Falls Fire Rescue and Great Falls Police Department. Lastly, the proposed annexation will result in the construction of 163 single-family homes that will generate traffic onto the existing City of Great Falls transportation network. The existing roads can accommodate the additional traffic generated from the project.

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

The proposed annexation includes a 163 lot subdivision. These lots will be developed to applicable City standards, requirements detailed in the Improvement Agreement, and standards provided within the proposed Planned Unit Development.

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

An Improvement Agreement for the subject property has been drafted outlining the responsibilities and proportionate shares of costs for various improvements. The Improvement Agreement has been attached to the agenda report. This Improvement Agreement addresses the creation of any special improvement districts.

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

A Preliminary Plat is provided as part of the request to annex and proposed to subdivide the subject property into 163 single-family lots. The preliminary plat is required to be reviewed by City staff and the City Commission. A final plat will be recorded with the Cascade County Clerk and Recorder.

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

Public improvements for City water and City sanitary sewer services are required to be constructed for the project. Timing and obligations are detailed within the agenda report as well as in the Improvement Agreement.

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

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

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

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

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

The subject property is not used for the uses listed above. The tract of land is contiguous to the City limits and has always been considered a logical extension of the City's urban area.

#### **BASIS OF DECISION – PLANNED UNIT DEVELOPMENT**

Lots 8-10, and 13-15 of Beebe Tracts, located in the NE ¼ of Section 9, T20N, R4E, P.M.M., Cascade County.

#### **PRIMARY REVIEW CRITERIA:**

The basis of decision for Planned Unit Development (PUD) is listed in Official Code of the City of Great Falls § 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

#### 1. The development project is consistent with the City's growth policy

The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. The proposal to annex and assign the zoning of PUD for the proposed property will allow the developer to construct a single-family residential development. Staff finds the City's Growth Policy supports the proposed zoning map amendment to facilitate higher density development upon a partial infill parcel, providing much-needed attainable housing. The proposed project is consistent with several of the Plan's policies including:

#### Social – Housing (page 134)

- Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.3 Support the development of affordable housing in all neighborhoods to ensure geographic dispersal and reduce concentrations of poverty.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

#### Environmental – Urban Form (page 144)

Env2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential as candidates for redevelopment in the City.

Economic – Community Vitality (pages 157-158)

- Eco3.7.2 Encourage reinvestment in older neighborhoods and infill housing to support existing services and commercial districts.
- Eco3.4.3 Support quality of life investments such as recreation, housing, and amenities that help attract and retain the workforce. (page 155)

Physical - Land Use (page 162)

- Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.
- Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.

104

Phy4.3.1 Support development patterns that optimize existing City utilities and limit the extension of public infrastructure. (page 166)

In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

#### 2. The development project is consistent with applicable neighborhood plans, if any

The subject property is located adjacent to Neighborhood Council #4. There is no adopted neighborhood plan for Neighborhood Council #4, nor any other Council within the City. Neighborhood Council #4 discussed the project at their March 27th, 2025, meeting. The Council voted unanimously to support the request.

3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare; There are no existing public health, safety, or welfare issues that have been identified for the subject property. The zoning assignment of a PUD will have no impact on these issues. The

surrounding area already within the City limits is currently receiving law enforcement and fire protection service from the City of Great Falls. Providing these services to the subdivision is not expected to have a negative effect on public health and safety.

4. The development project 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 proposed PUD includes a mix of single-family housing and supporting neighborhood facilities such as a community center and playground. The development project fits the context of the surrounding area and land uses. The development project will not negatively impact the use and enjoyment of nearby properties, nor will it substantially diminish or impair property values in the surrounding area.

5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed project is not expected to impede the normal and orderly development or improvement of surrounding properties. The surrounding area includes a mix of land uses, including residential and institutional properties, including worship facilities. The development project fits harmoniously with the surrounding area.

# 6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;

The proposed buildings and structures are single-family residences, which are compatible with the character of the neighborhood. Maximum building heights and lot coverage requirements are provided within the PUD standards to ensure the development fits within the context of the surrounding area.

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

The City Public Works Department has verified that capacity is adequate to provide public utility services to the subject property. A more detailed description of the various public utility services that will be provided to the development has been outlined in the agenda report as well as in the Improvement Agreement. The existing roads can accommodate the additional traffic generated from the project. Additionally, the City has the ability to provide public emergency services to the subject property, as they are within an area served by Great Falls Fire Rescue and Great Falls Police Department.

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

The City's Transportation Planner completed a traffic analysis given the scope of the project. The development is expected to generate an estimated 1,161 weekday trips and 106 PM peak-hour trips. The development will be accessed via two new private street approaches to 46th Street South—one aligned with Central Avenue and one approximately 350 feet to the south. The analysis concludes that the existing street network can accommodate the projected increase in vehicle volume; however, existing pedestrian and bicycle facilities in the area are insufficient. To ensure safe multimodal access, the developer will be required to construct missing sidewalk segments along 46th Street and provide an ADA-compliant crossing at Central Avenue. A formal pedestrian route to 1st Avenue South and the 3rd Avenue South transit corridor, near Chief Joseph Elementary School, is also required as a condition of annexation. These improvements, will support safe and efficient circulation within and around the development.

#### **BASIS OF DECISION – SUBDIVISION**

Lots 8-10, and 13-15 of Beebe Tracts, located in the NE ¼ of Section 9, T20N, R4E, P.M.M., Cascade County.

#### **PRIMARY REVIEW CRITERIA:**

The basis of decision for subdivision is listed in the Official Code of the City of Great Falls § 17.16.26.040 of the Land Development Code. The recommendation of the Planning Advisory Board and the decision of the City Commission to approve, conditionally approve, or deny an application shall be based on whether the application, preliminary plat or minor plat, environmental assessment and public hearing, if applicable, or additional information demonstrates that the proposed subdivision:

- 1. meets the standards of this Title and the Montana Subdivision and Platting Act (Title 76, Chapter 3, MCA);
- is consistent with the City's zoning regulations and covenants, if any (See: 76-3-608(1), MCA); and
- 3. is in the public interest.

Staff has determined the request meets the standards listed above and is consistent with the City's zoning regulations. Additionally, to determine whether the proposal would be in the public interest, the governing body shall weigh and make specific findings regarding each of the following criteria:

- 1. Effects on agriculture: The subject property was not previously used for agriculture. Agricultural use in the vicinity of the subject property has not occurred due to land being within the urban envelope of the City. The proposed subdivision and development do not interfere with agricultural operations in the area.
- 2. Effects on agricultural water-user facilities: There is not an agricultural water user facility in the area that the proposed development will interfere with.
- **3.** Effects on local services: Staff has reviewed the effects on local services and determined the City can accommodate the proposed subdivision and development.

The existing public road system has sufficient capacity to accommodate the traffic that would be generated by the proposed development. The nearest fire station, Station #3, is approximately 0.98 miles away from the subject property. The surrounding area within the City limits is currently receiving law enforcement and fire protection service from the City of Great Falls. Providing these services to the subdivision is expected to be a manageable cost to the City and increased tax revenues from improved properties may cover increased costs.

The developer will extend and connect to City water and sewer mains. The Owner will pay the cost of extending these utility mains. The occupants of the single-family residences within

107

the subdivision are responsible for the cost of private service connections to City mains and they will pay regular water and sewer charges, and monthly storm drain charges.

- 4. Effects on the natural environment: The subdivision is not expected to adversely affect the natural environment. Riparian/wetland areas are located east of the subject property that currently serve as an undeveloped stormwater pond. The project will have to provide stormwater quantity and quality features to ensure discharge from the project does not negatively impact the water quality of the existing natural pond. In addition, the project will not adversely impact soils or soil erosion, vegetation and air pollution, or noxious weeds.
- 5. Effects on wildlife and wildlife habitat: The proposed subdivision is not in an area of significant wildlife habitat beyond occasional grazing deer or migrating fowl. This subdivision will not result in closure of public access to hunting or fishing areas, nor to public lands.
- 6. Effects on public health and safety: As stated in criteria #3 above, the surrounding area already within the City limits is currently receiving law enforcement and fire protection service from the City of Great Falls. Providing these services to the subdivision is not expected to have a negative effect on public health and safety. The subject property is not within a wildland fire hazard area, or exposed to the presence of other known hazards. There are existing overhead power lines running within a NorthWestern Energy easement to the east of the subject property. The developer is coordinating with NorthWestern Energy to ensure that the development or the utility lines will not be negatively impacted.

# 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 water mains, sanitary sewer mains, stormwater mains, and private utilities to serve all lots of the subdivision.

#### LEGAL AND PHYSICAL ACCESS

The proposed subdivision is legally accessed by 46<sup>th</sup> Street, which is an existing City street. The developer is required to make upgrades to 46th Street, including sidewalk with a safe ADA compliant crossing at Central Avenue, which are necessary to comply with the City's Codes and Extension of Services Plan. All internal streets and sidewalks within the proposed subdivision will be private. The developer is responsible for the construction and maintenance of the private internal streets and sidewalks.
## IMPROVEMENT AGREEMENT FOR THE DEVELOPMENT OF MEADOWVIEW VILLAGE SUBDIVISION BY 46TH STREET LLC, UPON THE PROPERTY LEGALLY DESCRIBED AS LOTS 8-10 AND 13-15 OF BEEBE TRACTS, SECTION 9, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA

The following is a binding Agreement dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2025, between **46**<sup>th</sup> **Street LLC**, hereinafter referred to as "**Owner**", and the **CITY OF GREAT FALLS**, Montana, a municipal corporation of the State of Montana, hereinafter referred to as "**City**", regarding the requirements for the annexation and development of a tract of land into the corporate limits of the City legally described as Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R4E, P.M.M., Cascade County, Montana, hereinafter referred to as "**Subject Property**". The Owner agrees to, and is bound by, the provisions of this Agreement, and by signing this Agreement, therefore agrees to terms applicable to the Subject Property. The City is authorized to enter into this Agreement by §§ 17.68.010-040 of the Official Code of the City of Great Falls (OCCGF).

**1. Purpose.** The purpose of this Agreement is to ensure that certain improvements are made and certain conditions are fulfilled by the Owner, as required by the City's approval of the annexation, subdivision, and supporting documents. Generally, this Agreement:

**1.1** Declares that the Owner is aware of and has properly accounted for any natural conditions that may adversely affect the development of the Subject Property;

**1.2** Insulates the Subject Property from the impact of changes in the City's zoning regulations, provided that no substantial changes in the development of the Subject Property are proposed;

**1.3** Requires the Owner to guarantee that the agreed-upon improvements contained in this agreement are made in a timely manner by providing the financial securities required by OCCGF;

**1.4** Provides for the inspection and warranty of the required improvements before they are accepted for operation and maintenance by the City;

**1.5** Waives protest and appeal by the Owner and its successors against the creation of special improvement districts that would provide and maintain necessary infrastructure;

**1.6** Establishes how necessary changes of final construction plans required by the Agreement may be made with the approval of the City;

**1.7** Contemplates reimbursements to the Owner when neighboring properties that benefit from certain improvements made by the Owner are developed;

**1.8** Embodies certain conditions that are imposed by the City upon approval of the annexation of the Subject Property in order to facilitate their enforcement; and

**1.9** Indemnifies the City from challenges to its approval of the annexation of the Subject Property, for natural conditions of the Subject Property and for any faults in Owner's assessment of those conditions; and holds it harmless from errors and omissions in the approval and oversight of the improvements relating to development of the Subject Property.

**2. Duration.** The term of this Agreement begins at the date here above written and with the exceptions stated below, is a perpetual recorded agreement between the Owner and the City.

**2.1 If Work Does Not Begin.** This Agreement may be amended if final construction plans for the first phase of the Development are not submitted for approval within three years of the date of the City Manager's signature on this Agreement.

**2.2 Failure to Build.** The Owner's failure to complete improvements in accordance with the final construction plans may result in the City retaining the security required in Section 15 of this Agreement. It may also void this Agreement and the vested rights established by Section 8, below.

**2.3 Failure to Pay.** The Owner's failure to make timely payment of its share of any of the required improvements listed in this Agreement, voids the Agreement and the vested rights established by Section 8. It may also result in the City attempting to collect the amount due by any lawful means.

**3. Supporting Documents.** Each of the following supporting documents are to be submitted for review and approval by the City.

**3.1 Preliminary Plat.** This agreement is based on the Preliminary Plat of Meadowview Village and accompanying materials approved by the City Commission. Changes in the plat and the accompanying materials are governed by Section 4 of this Agreement. To remain valid, the preliminary plat must be periodically renewerd according to Montana Code Annotated (MCA) 76-3-610, which requires that preliminary plat approval be for no more than three years. The Owner understands and agrees that it must submit a letter to the Administrator requesting renewal of the preliminary plat at least 90 days before the third anniversary of this Agreement, and then again, before every third anniversary until this Agreement expires. The preliminary plat may also be renewed if and when an amendment is approved.

**3.2 Final Plat.** The final plat of each phase of Meadowview Village is to be filed on record in the Clerk and Recorder's Office of Cascade County, Montana, upon approval by the City. Final plat approval is contingent upon full compliance with the provisions of this Agreement, the approved Meadowview Village PUD Document, and the OCCGF.

**3.3 Construction Documents.** Engineering drawings, specifications, reports, and cost estimates (preliminary and final), prepared for the Subject Property, consisting of documents for, but not limited to the public sanitary sewer, water, storm drain, and street improvements. Construction documents shall be designed in compliance with the City's Standards for Design and Construction Manual.

**3.4** As Built Drawings. "As Built" reproducible 4 mil mylar drawings and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City, and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City upon completion of the construction.

**3.5 Legal Documentation.** Legal documents, including but not limited to any articles of incorporation, bylaws, covenants, and declarations establishing the authority and responsibilities of the Owner relating to the Subject Property, which may be recorded in the Clerk and Recorder's Office of Cascade County, Montana.

**3.6 Meadowview Village Planned Unit Development Standards.** The Meadowview Village Planned Unit Development Document, including all associated development standards, tables, and exhibits, is incorporated herein by reference. The Owner agrees that all development on the Subject Property shall conform to the approved PUD standards. Any deviation not authorized by OCCGF §§ 17.16.29.100 shall be subject to review as a Major or Minor Change as defined in Section 4 of this Agreement and OCCGF.

**4. Changes.** The Owner understands that failure to install required improvements in accordance with the final construction plans approved for the development of the Subject Property is a breach of, and may void, this Agreement. The Owner also understands that such failure is a violation of the OCCGF and is subject to the penalties provided for such violations. The City recognizes, however, that minor changes are often necessary as construction proceeds and the Administrator (the Administrator is the person or persons charged by the City Manager with the administration of this improvement agreement) is hereby authorized to allow minor changes to approved plans, as provided below:

**4.1** *Minor Changes.* Minor changes to engineering documents and such revisions to the engineering drawings as are deemed appropriate and necessary by the Administrator and which do not materially affect the hereinabove mentioned Subject Property, can be made as follows:

**4.1.1** Before making changes, the Owner must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made may be considered by the City to be a breach of this Agreement and a violation of the OCCGF. The Administrator shall respond to all proposed changes within fifteen (15) days of receipt of the revised plans.

**4.1.2** Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided they do not result in a violation of the conditions of approval for the annexation of the Subject Property or the OCCGF.

**4.1.3** Based on a review of the revised plans, the Administrator may permit substitutions for proposed building and construction materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.

**4.1.4** Minor changes in the location and specifications of the required public improvements may be permitted by the Administrator. The Owner must submit revised plans showing such changes to the Administrator. Revised plans are not accepted until approved by the Administrator.

**4.2** Substantial Changes. Substantial changes are not permitted by this Agreement. A new public review and permitting process will be required for such changes. "Substantial Change" versus "Minor Change" is described as follows in order to further clarify what may be permitted as a "Minor Change":

**4.2.1** A substantial change adds one or more lots; changes the approved uses; changes the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); changes the location, extent, or design of any required public improvement, except where a minor change is approved by the Administrator; A smaller change in the size of a lot, or other minor deviations may be treated as a minor dimensional change by the Administrator.

**5. Fees.** The Owner understands that it is required to pay the following fees as they come due. The absence of any fee from this Agreement which is lawfully charged by the City in connection with construction activity associated with the Subject Property shall not constitute a waiver by the City.

**5.1 Recording Fees.** The Owner is responsible for all recording fees at the rate charged by Cascade County at the time a document or plat is submitted for recording.

**5.2** Park Fee in Lieu of Land Dedication or Parkland Dedication. A Park Fee in lieu of a parkland dedication is required and shall be based on the State of Montana statutory requirement as applied to the current appraisal of the undivided, undeveloped value of the acreage included in the Development that is prepared by a licensed real estate appraiser and submitted by the Owner along with the final plat for each phase of the Development. This payment will be due and payable within 30 days after the final plat for each phase is approved by the City Commission, and before any permits, including the construction of streets and trenching for utilities, are issued.

**5.3 Engineering Inspections.** The Owner is responsible to pay all applicable engineering fees established by Resolution of the City Commission of the City of Great Falls.

**5.4 Permit Fees.** The Owner is responsible to pay all applicable planning and building permit fees established by Resolution of the City Commission of the City of Great Falls.

**5.5 Connection and Construction Fees.** Water service tapping and water and sewer service connection fees will be paid By Owner at the times of tapping and connections.

**5.6 Storm Drain Fee.** The Owner is responsible to pay a storm drain fee in the amount of \$250 per acre for the Subject Property. This would equal a total of \$6757.50 for the total 27.03 acres of the Subject Property. The total storm drain fee is to be paid to the City no later than 30 days after the annexation resolution for the Subject Property is recorded.

**5.7** Application Fees. In addition to the fees outlined above, application fees paid by the Owner are: the \$11,054.50 application fee for annexation, and the \$20,300.00 subdivision application fee which have been paid prior to this Agreement. Application fees are to be paid by the Owner for each phase of the final plat.

**6. Site Conditions.** The Owner warrants that it has conducted site investigations sufficient to be aware of all natural conditions, including, but not limited to, flooding, slopes, and soils characteristics, that may affect the installation of improvements on the site and its development for the approved use. The Owner further warrants that all plans submitted pursuant to this Agreement and all applications for building permits within the development will properly account for all such conditions. The Owner indemnifies, defends, and holds the City harmless for natural conditions and for any faults in their own assessment of those conditions.

**7. Permits.** This Agreement must be approved by the City Commission and signed by the City Manager and the Owner before permits for any work will be approved, including, but not limited to, grading for streets or trenching for the installation of utilities.

**8. Vested Rights.** The approval of this Agreement by the City creates a vested right that protects the Owner from changes in the zoning regulations of Title 17 of the OCCGF. This vested right does not exempt the Owner from compliance with other provisions of the OCCGF, including specifically those intended to prevent and remediate public nuisances, nor does it exempt the Owner from changes in the City's building codes and fees, development fees, and inspection fees. This vested right does not exempt the owner from compliance with changes to state and federal requirements, including those of the Montana Department of Transportation (MDT). This vested right may be voided, in whole or in part, if the Owner proposes substantial changes in the approved final construction plans of the development of the Subject Property.

**9. On-Site Improvements.** The on-site improvements required prior to certificate of occupancy of any structure built upon the Subject Property shall include everything required to provide water, sanitary sewer, sanitary sewer industrial pretreatment (as applicable), fire protection, storm drainage, storm water quality treatment, access, and other requirements as may be required by OCCGF. Access for purposes of emergency vehicles shall be installed to the City specifications prior to the issuance of any building permits for the Subject Property. The Owner shall provide public utility easements for all required public utilities, including City water, sewer, and storm main easements for mains being dedicated to the City. The Owner agrees to install on-site stormwater quality and quantity improvements consistent with City standards and submitted plans approved by the City. Stormwater quantity and quality control measures must comply with standards of the City of Great Falls Storm Drainage Design Manual. The design, installation, inspection, and maintenance responsibilities of these improvements shall be approved by the City. Additionally, an enforceable operation and maintenance agreement with the City and the Owner is required to ensure private stormwater control measures function properly.

**10.** Access/Private Internal Transportation Facilities. Vehicular traffic will ingress/egress from the two access points shown on the attached Site Layout Plan along 46<sup>th</sup> Street South. All internal streets and sidewalks within the proposed subdivision will be private. Construction and maintenance of all private internal transportation facilities shall be the responsibility of the development.

**11. Required Public Improvements.** The public improvements required for the development of the Subject Property shall be installed as shown on the final construction plans that are submitted to and approved by the City prior to issuance of the applicable Certificates of Occupancy for each development phase. As an alternative, the Owner may provide a financial security for said improvements as prescribed in Section 16.

**11.1 Water.** The Owner hereby agrees to extend a looped eight (8) inch public water main through the development and connect to the existing water mains as shown on the proposed Infrastructure Plans consistent with City standards and submitted plans approved by the City, including the addition of the required fire hydrants. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of water main service located outside of the public right-of-way shall be located in a minimum 20-foot wide public City water main easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion.

**11.2 Sanitary Sewer.** All buildings upon the subject property shall be served by sanitary sewer as shown on the proposed Infrastructure Plans. Installation of sewer mains is the responsibility of the Owner. Sanitary sewer mains shall be constructed consistent with City standards and submitted plans approved by the City of Great Falls. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of sewer main service located outside of the public right-of-way shall be located in a minimum 20-foot wide City Sewer main easement, the location of which shall be approved by the City. Sanitary sewer gravity mains and associated improvements are to be owned and maintained by the City upon completion. Private grinder pumps, private force service lines, private lift stations, and private force mains shall be owned and maintained by the Owner or collective Subject Property Owners. These systems shall be permitted and operated as private wastewater collection systems through the Montana Department of Environmental Quality and a Certificate of Subdivision Approval (COSA) shall be obtained prior to construction. Private systems must be certified by the design engineer.

**11.3 Storm Water.** The Owner agrees to install stormwater quality, quantity, piping, and pond improvements consistent with City Standards, the City Storm Drainage Design Manual, and approved by the City of Great Falls Public Works Department. The Owner agrees to construct a stormwater detention pond on Lot P1 of the Development. This lot will be dedicated to the City during the final plat process. Any portion of storm main located outside of the public right-of-way shall be located in a minimum 20-foot wide City storm main easement. The improvements are to be owned and maintained by the City upon completion. A fully functional stormwater system shall be in place prior to approval of the final plat of the first phase. Temporary facilities will not be owned or maintained by the City.

**11.4 Roadways and Sidewalks.** The Owner agrees to construct and/or reconstruct roadway and curbing along 46<sup>th</sup> Street adjacent to the Subject Property. Sidewalk, and boulevard landscaping along the east side of 46<sup>th</sup> Street shall be installed adjacent to the Subject Property as construction commences adjacent to those locations. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the Owner. In the event construction does not commence adjacent to 46th Street, a sidewalk must still be installed to provide pedestrian access along 46th Street along the entire frontage of the Subject Property within five (5) years after annexation, unless an extension is granted by the Administrator to the Owner.

**12. Reimbursements owed by the Owner.** The Owner is responsible for paying the following reimbursements as specified below.

**12.1 Water Main in 46<sup>th</sup> Street.** The existing 8" water main in 46<sup>th</sup> Street was installed under Office File 1422 with the Central Avenue Condominium Addition. The City paid 50% of the cost of the water main and the Owner shall reimburse the City \$6,529.00. The reimbursement shall be due no later than four months after approval and acceptance of said improvements by the City.

**13.** *Reimbursements owed to Owner.* Except as set forth herein, the City will assist in obtaining initial reimbursements due from other adjacent or benefitted property owners under this Agreement, however

the Owner remains responsible for any legal enforcement of the terms of this agreement as against future benefitted owners. The owner shall provide the city with documentation of its actual out-of-pocket costs of the installation of the hereafter mentioned improvements within four months after approval and acceptance thereof by the City. In the event of Owner's failure to provide the City with said cost data or other requested document, the City shall not be obliged to undertake collection of the reimbursement provided for herein, and the responsibility for collection thereof shall be that of the Owner, its heirs, successors and assigns. Failure of the Owner to provide the City with said cost data for reimbursement as herein required shall in no way alter the obligation of any other party to make reimbursement as provided for herein, said failure will affect only the City's obligation to assist in collection thereof.

**13.1 Regional Stormwater Facility.** The Owner shall provide the City with a contributing basin exhibit (see attached Exhibit A) that delineates contributing acreages by parcel. Final proportional cost shares will be based on final construction costs as provided to the City by the Owner. Annexed parcels within the contributing drainage basin which have cost share obligations per their signed Improvements or Annexation Agreements are to provide their proportional share of the regional stormwater facility based on their contributing acreage as listed below. If these funds are not able to be obtained, the Owner shall be responsible for those costs. Un-annexed parcels that are in the basin will reimburse the Owner a future proportional share in accordance with their contributing acreage at the time of annexation. The City will provide a proportional share for the contributing acreage of the existing or proposed City right of ways and City owned parcels within the basin. The City cost sharing shall not exceed the remaining available funds in the unscheduled development item of the Stormwater Fund at the time of request for payment.

*City* – Contributing areas of existing and proposed Rights of Way and city owned parcels within the contributing basin – 9.19 acres as defined in the basin exhibit.

*Great Falls Housing Authority* – Contributing areas of this parcel per their signed Annexation Agreement Reel 79 Doc 5923 – 7.00 acres as defined in the basin exhibit.

**Central Ave Condos** – Contributing areas of this development per their signed Annexation Agreement R0104615 – 0.68 acres as defined in the basin exhibit.

*Holy Spirit Church* – Contributing areas of this development per their signed Annexation Agreement R0129745 – 3.61 acres as defined in the basin exhibit.

*Meadowview Village* – Contributing areas of this development and the remainder acreage of the basin – 63.57 acres as defined in basin exhibit.

**13.2 Un-Annexed Parcels to the West.** The parcel west of 46<sup>th</sup> Street which adjoins the improvements installed by the Owner shall pay their proportional share for roadway improvements to 46<sup>th</sup> Street to the Owner at the time of annexation.

**13.3** Oversizing. The City shall reimburse the Owner the cost difference of any required over-sizing of public water main, sanitary main, and storm drain improvements. The amount to be reimbursed shall be determined by the Administrator's evaluation of the Owner's actual improvement cost for over-sizing of the pipe, including fittings and valves. The reimbursement amount shall be based on actual quantity of improvements constructed. In the event that the improvement costs are not provided by the Owner or they are determined by the City to be unreasonable, the City will determine the reimbursement amount using standard bid and/or material prices.

**14. Waiver of Protest.** Owner agrees to waive protest against the creation of one or more special improvement districts for the construction and maintenance of necessary facilities, including, but not limited to, storm water management facilities, sanitary sewer facilities, sanitary sewer lift stations, roadways and major streets. As with all other provisions of this agreement, this waiver applies to the Binding Effect of Section 22.

**15.** Warranty, Ownership and Inspection of Public Improvements. The Owner is responsible for the repair or replacement of any faults in the materials or workmanship of the required on-site and off-site public improvements for a period of two years from the date those improvements are accepted for maintenance by the City. This warranty will be enforced by the City receiving 10% of the security required by Section 16 of this Agreement for the two-year warranty period. That sum will be released at the end of two years unless the parties are involved in a dispute about the condition, repair, or replacement of any of the required improvements, in which case funds will be held by the City until that dispute is resolved. The release of warranty funds follow the procedure established in Section 16 of this Agreement for the release of securities. If public utility infrastructure is in need of repair or maintenance at any time for reasons outside this development landowner's cause, the City shall be responsible for replacing the surface back to original condition. This is to include private roadway pavement, sidewalks, landscaping or irrigation.

Installation of all sidewalks, curb ramps, water, sewer, storm drain, and other public improvements for the Subject Property shall be subject to the City's inspection policy in place at the time of installation.

**16. Security for Public Improvements.** If any public improvements in each construction phase need to be deferred, the Owner shall, provide the City with a performance bond, an irrevocable letter of credit, or another form of security acceptable to the Administrator in an amount equal to one hundred thirty-five percent (135%) of the costs of the required public improvements.

The security required by this section shall be returned or released upon acceptance of the required improvements, except as provided in Section 15. Following the final required inspection and City Approval of the public improvements, the Director of Public Works shall promptly inform the Administrator, in writing, that all improvements have been inspected and are acceptable for maintenance by the City. If all other improvements relating to the development of the Subject Property are in compliance with all conditions of approval, this Agreement, and the OCCGF, the Administrator shall then instruct the City Clerk to release the security to the Owner, minus the retained portion to be held in warranty as required by Section 15 of this Agreement.

**17. Maintenance Districts.** The Owner hereby agrees to waive its right to protest and appeal the lawful creation of maintenance districts for any proper purpose including, but not limited to, fire hydrant and street maintenance and shall pay the proportionate share of the costs associated with said maintenance districts as they may be applied to the Subject Property.

**18. Park District.** Owner acknowledges that the Subject Property is, by operation of law and pursuant to Resolution No. 10238, adopted by the City Commission on June 5, 2018, included within the boundaries of the Great Falls Park District Number 1. Owner acknowledges that property within the Great Falls Park District Number 1, including the Subject Property, is subject to annual assessments for the purposes of

the Great Falls Park District Number 1 in amounts to be determined by the City Commission each year, in accordance with Resolution No. 10238, as it may be amended or supplemented.

**19.** Public Roadway Lighting. The Owner agrees to waive its right to protest and appeal any future special lighting district for public roadway lighting facilities that service the Subject Property, and further agrees to pay for the installation of public roadway lighting which services the Subject Property, if such lighting is required by the City or MDT during project review.

**20. City Acceptance and Zoning.** In consideration of the terms of this Agreement, the City hereby accepts the Subject Property for incorporation by annexation into the corporate limits of the City of Great Falls, Montana, with an assigned City zoning classifications of Planned Unit Development (PUD) for the Subject Property.

**21. Limitation of Liability.** The City will conduct a limited review of plans and perform inspections for compliance with requirements set forth in this agreement and/or in applicable law. The scope of such review and inspections will vary based upon development type, location and site characteristics. The Owner is exclusively responsible for ensuring that the design, construction drawings, completed construction, and record drawings comply with acceptable engineering practices, State requirements, and other applicable standards. The City's limited plans review and inspections are not substantive reviews of the plans and engineering. The City's approval of any plans or completed inspections is not an endorsement of the plan or approval or verification of the engineering data and plans. Neither the Owner, nor any third party may rely upon the City's limited review or approval.

The Owner shall indemnify, hold harmless and defend the City, its officers, agents, servants and employees and assigns from and against all claims, debts, liabilities, fines, penalties, obligations and costs including reasonable attorney fees, that arise from, result from or relate to obligations relating to the Subject Property described herein including, but not limited to, approval and oversight of the improvements related to development of the Subject Property. This indemnification by the Owner of shall apply unless such damage or injury results from the gross negligence or willful misconduct of the City. Any obligation of the City shall be limited by the amounts set forth in MCA § 2-9-108.

Upon the transfer of ownership of the Lots comprising the Subject Property, the prior owner's (whether it is the Owner that signed this Agreement or a subsequent owner) indemnity obligation herein is released, for the Lots transferred, and the indemnity obligation runs to the new owner of the Lot(s). Only the owner of the Subject Property, or Lot(s) contained therein, with adverse conditions at the time the City incurs the claim, debt, liability, fine, penalty, obligation or cost is obligated to indemnify, and no owner of uninvolved Lot(s) is obligated to indemnify.

**22. Binding Effect.** The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to the Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the day, month and year first hereinabove written.

[The reminder of this page is intentionally left blank. Signature page to follow.]

#### THE CITY OF GREAT FALLS, MONTANA

A Municipal Corporation of the State of Montana

Gregory T. Doyon, City Manager

ATTEST:

(Seal of City)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT\*:

David Dennis, City Attorney

\*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

#### 46<sup>th</sup> Street LLC

Ву: \_\_\_\_\_

Its: \_\_\_\_\_

State of \_\_\_\_\_) :ss. County of \_\_\_\_\_)

On this \_\_\_\_\_\_ day of \_\_\_\_\_\_, in the year Two Thousand and Twenty-Five, before me, the undersigned, a Notary Public for the State of \_\_\_\_\_\_, personally appeared \_\_\_\_\_\_, known to me to the persons whose names are subscribed to the instrument within and acknowledged to me that they executed the same.

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

(NOTARIAL SEAL)

Notary Public

Agenda #15.

# Traffic Analysis Meadowview Village Subdivision, PUD and Annexation

**Project Description/Location:** A 163-unit manufactured home development (single-family homes on foundations and on individual lots) has been proposed at the eastern end of Central Avenue at 46<sup>th</sup> Street North. The development would include a clubhouse and outdoor green space. The proposed development would be served with a single loop roadway with private alleys. The alleys would be 20 feet wide, and the main roadway a standard city local roadway width with a sidewalk and parking on one side.

**Existing Facilities**: 46<sup>th</sup> Street North abuts the property on the west, and is sub-standard in width. Central Avenue intersects with 46<sup>th</sup> Street North at a "T" intersection, with 46<sup>th</sup> Street North being the through street. A short segment of 1<sup>st</sup> Avenue South abuts the subject property on the far southeastern end, serving the Great Falls Housing Authority's Sunset Court housing complex.

Sidewalks exist on the north side of Central Avenue and on the east side of 46<sup>th</sup> Street South, along the property to the south. 1<sup>st</sup> Avenue Southwest has sidewalks on its south side. There are no sidewalks abutting the subject property; on the east side of 46<sup>th</sup> except for a portion north of Central Avenue; nor, on the south side of Central Avenue immediately west of the subject property.

Central Avenue and 46<sup>th</sup> Street are classified as Collector roadways. 46<sup>th</sup> Street South serves as an important connection between 2<sup>nd</sup> Avenue North and 3<sup>rd</sup> Avenue South. The function of a Collector is to serve shorter local trips and feed traffic from local streets to the larger, higher-capacity Arterial roadway network such as 2<sup>nd</sup> Avenue North. A Collector is typically a low to moderate capacity two-lane roadway.

Central Avenue has a stop sign at 46<sup>th</sup> Street eastbound, and is signed with a speed of 25 MPH. 46<sup>th</sup> Street has no posted speed limit so has a default speed of 25 MPH. It is stop-controlled with signage at 3<sup>rd</sup> Avenue South and 2<sup>nd</sup> Avenue North.

Central Avenue has curb and gutter on the north side, but not the south side, and appears to be standard width pavement. 46<sup>th</sup> Street has no curb or gutter, and appears to be sub-standard in width with a "jog" in alignment just north of the subject property. Curb and gutter begin on the east side along the property that abuts the subject property on the south, extending to 3<sup>rd</sup> Avenue South (a Collector). Stormwater conveyance in the 46<sup>th</sup> Street right-of-way appear to be undefined.

**Existing Traffic Volumes**: The only regularly counted traffic volume count location in the area is on  $46^{\text{th}}$  Street South, just south of Central Avenue, immediately adjacent to the subject property. The volume for this location is shown on **Table 1**, along with the expected growth from the development.

**Trip Generation:** Although this development is proposed to include a mixture of housing sizes, the common denominator is that they are all single-family manufactured homes on permanent foundations. Therefore, the appropriate Land Use type from the *ITE Trip Generation Manual*,  $11^{th}$  *Ed.*, is a Mobile Home Park, even though that definition differs slightly from the City of Great Falls' Land Use definition for the same. The ITE Manual's definition is:

"MOBILE HOME PARK: A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities."

Additionally, the proposed design of the Village is similar to many mobile home parks, with private drives and no through vehicular traffic. So, referencing the ITE Trip Generation Manual, a Mobile Home Park land use would be expected to generate an average of 7.12 trips per dwelling unit on a weekday, for a total estimated average of 1,161 trips per weekday.

Traffic from the proposed development during "peak hour" – that is, the hour of the day generating the highest traffic – is expected to be generated at the rate of .65 vehicles per dwelling unit for a one-hour period during the afternoon/evening. For the 163 units, this equates to 106 vehicles (*Source: ITE Trip Generation Manual, 11<sup>th</sup> Ed.*).

<u>**Private Roadway Access**</u>: The developer has proposed two private roadways driveway onto  $46^{th}$  Street – one directly across from Central Avenue and the other approximately XX feet to the south.

**Trip Distribution**: To analyze impact upon the current street network, assumptions must be made regarding the distribution of the trips upon existing street segments. There are three possible routes to and from the proposed development – north on  $46^{th}$  Street; south on  $46^{th}$  street; and, west on Central Avenue. Each segment is assumed to be similarly "attractive" to drivers – that is, all directions have nearly equal efficiency, safety, and directness to and from a destination or origin. And, important land-use destinations are nearly equal in all directions – schools and employment to the west; shopping, employment, recreation and a major arterial to the north; religious institutions, employment and shopping to the south. Because  $2^{nd}$  Avenue North is a major arterial, it will be assigned slightly higher "attractiveness."

In summary, the trips generated by the proposed development are estimated to be distributed as follows: 30% on Central Avenue; 30% on  $46^{th}$  Street to the south; and, 40% on  $46^{th}$  to the north.

IADLE I						
STREET SEGMENT	DAILY VOLUME (DATE)	PROJECTED GROWTH	PROJECTED DAILY VOLUME	PEAK HOUR VOLUME	PROJECTED GROWTH	PROJECTED PEAK HOUR VOLUME
46 <sup>th</sup> Ave S (just south of Central)	1,921 (2022)	349	2,270	177	32	209
46 <sup>th</sup> Ave S (just north of Central)	n/a	465	n/a	n/a	43	n/a
Central Avenue	n/a	349	n/a	n/a	32	n/a

TABLE 1

Note: all numbers are vehicle trips per day or vehicle trips per peak hour

Pedestrian and Bicycle Facilities: The developer would be required to build missing sidewalk

adjacent to the subject property, connecting to the existing network. The Long Range Transportation Plan recommends a "bike boulevard" be installed on 46<sup>th</sup> Street.

**<u>Transit</u>**: The proposed development is approximately 725 feet from a Great Falls Transit route on  $3^{rd}$  Avenue South via  $46^{th}$  Street or  $52^{nd}$  Street, and 635 feet from its entrance to the route on  $44^{th}$  Street via Central Avenue.  $44^{th}$  Street also has an existing transit shelter. Construction of recommended pedestrian improvements (below) will ensure a safe, direct route for riders to access public transit.

**<u>Recommendations/Conclusions:</u>** The existing street network has sufficient capacity to accommodate the additional traffic that would be generated by the proposed development, but the area has insufficient existing pedestrian and bicycle facilities and connections. Transit services are within easy walking distance from the development.

<u>46<sup>th</sup> Street Improvements</u>: Upgrades to 46<sup>th</sup> Street adjacent to the subject property, including sidewalk with a safe ADA compliant crossing at Central Avenue, are necessary to comply with the City's Codes and Extension of Services Plan. Therefore, upgrades should be a condition of annexation. The developer should connect the new sidewalk to the existing sidewalk to the south, including a short stretch that is not directly adjacent to the subject property. Per City Code requirements, all sidewalk adjoining the development shall be maintained by the development. This is a required off-site improvement.

Instead of a bike boulevard, staff recommends widening 46<sup>th</sup> Street to include a striped bike lane width of 5-6 feet on both sides to accommodate separated bicycle movements (as a safer alternative to a bike boulevard). For safety along the street, no on-street parking is recommended.

 $1^{st}$  Avenue South Pedestrian Connection: Due to the nearness of Chief Joseph Elementary School and the  $3^{rd}$  Avenue South transit route, a convenient, direct and safe ADA compliant pedestrian access to the existing sidewalk network at  $1^{st}$  Avenue South/ $52^{nd}$  Street South is a recommended condition of annexation and development. This is a required off-site improvement to be maintained by the development. If an alternate connection to Chief Joseph Elementary School is proposed by the developer, it must, at a minimum, connect to pedestrian facilities at the school and be approved by both the school and the City staff and include a mutually agreed-upon maintenance plan.

Because adequate vehicle access to and from the proposed subdivision would be provided at the two new approaches onto the Collector roadway of 46<sup>th</sup> Street, no vehicle access onto the local roadways of 1<sup>st</sup> Avenue South/52<sup>nd</sup> Street South is recommended.

<u>Internal streets and alleys</u>: The proposed new private streets should be stop controlled at 46<sup>th</sup> Street. Internal stop control at the alleys should be considered but is not required. Sidewalk should be provided on at least one side, if not both sides, of the main internal streets. Safe pedestrian access to the community amenities should be provided. No pedestrian facilities on the private alleys is necessary if desired by the developer, due to the projected low volume of traffic and absence of parking available in the alleyway. Safe locations for any community trash disposal sites and other community features such as common mailboxes should identified as to not interfere with pedestrian or vehicle movements. Finally, the northern private street approach must align with Central Avenue, per adopted City guidance and safe design practices.

Maintenance of all internal transportation facilities shall be the responsibility of the development.

<u>Miscellaneous</u>: Speed posting on internal streets is not required, but may be considered by the developer and should meet national standards. Traffic calming on internal streets is not required but, if installed, should be done in compliance with national standards.

Due to the existing and future traffic volumes, speed limit posting on 46<sup>th</sup> Street should be considered by the City. Center striping may also be desirable, due to the curve north of Central Avenue, lack of street lighting and Collector roadway classification.

124

# MEADOWVIEW VILLAGE

A 163 lot Residential Subdivision in Great Falls, Montana

# Land Use Submittal Report



405 Third Street NW, Suite 206 Great Falls, MT 59404 (406) 761-1955



3860 O'Leary Street, Suite A Missoula, MT 59808 (406) 203-0869



# TABLE OF CONTENTS

1.	Ann	exation by Petition	2
1./	A.	Aerial Exhibit	2
1.1	В.	Narrative of the Project	2
2.	Preli	minary Plat (Table 1)	5
2.	A.	Narrative of the Proposed Property	5
2.	В.	Preliminary Plat	5
2.	C.	Conceptual Plans for Public Infrastructure	5
2.	D.	Preliminary Soils/Geotechnical Information	5
2.	E.	Estimated Water and Wastewater Demand/Discharge	5
2.	F.	Preliminary Drainage Plan	5
2.	G.	Special Funding Proposal	5
2.	H.	Preliminary Easements	5
3.	Plan	ned Unit Development (Table 3)	6
3./	A.	Narrative/Development Standards	6

#### Appendix A – Land Use Application Checklist

Appendix B – Master Site Plan

#### Appendix C – Preliminary Plat

- Appendix D Conceptual Civil Plans
- Appendix E Geotechnical Report
- Appendix F Conceptual Civil Reports
- Appendix G Planned Unit Development Document
- Appendix H Additional Site Drawings and Renderings
- Appendix I Homeowners Association Documents (TBD)

LAND USE SUBMITTAL REPORT Meadowview Village April 16, 2025



The following headings follow the "Land Use Application Checklist" that was determined to be required for submittal from the City of Great Falls Planning and Community Development Department. The checklist was supplied to Woith Engineering on January 29<sup>th</sup>, 2025. See Appendix A for the checklist.

# 1. ANNEXATION BY PETITION

#### 1.A. AERIAL EXHIBIT

See Appendix B

1.B. NARRATIVE OF THE PROJECT

The Meadowview Village Subdivision is located in Section 09, Township 20 North, R04 East, Beebe Lots 8-10 & 13-15, City of Great Falls, Cascade County, Montana. This proposed development will connect to 46th Street North, and create a network of roads and alleys through the subdivision. All roadways and alleys will be private. Street and utility improvements will be constructed and completed with each phase of construction.

#### The Need for Attainable Housing

The purpose of this project is to develop entry level housing to allow our buyers to gain future equity, appreciation, and an opportunity to control their housing costs. Home prices in Great Falls have risen significantly in recent years, making homeownership increasingly out of reach for many residents, including teachers, retired police officers, senior citizens, and others who contribute to the strength and character of Great Falls. Our development team, in collaboration with our civil engineers, is committed to addressing this challenge by providing attainable homes for purchase, rather than additional rental units.

With the expansion of Malmstrom Air Force Base and an increasing population, Great Falls requires an estimated 370 new homes for sale annually. While our project alone cannot meet this full demand, it will provide a crucial supply of homes for residents looking to achieve homeownership.

#### Green Spaces (Cottage Courts) in Front of Each Home

Dedicated green spaces are a central feature of this project, promoting aesthetic appeal, creating a safe area for children to play, and building a sense of community. Key advantages include:

• **Improved Quality of Life:** These green spaces serve as areas for relaxation, recreation, and community gatherings, enhancing residents' mental and physical well-being.



- **Visual Appeal:** Green spaces create an attractive streetscape, boosting property values and contributing to the overall charm of the neighborhood.
- **Common Use Areas:** Instead of larger individual lots, communal greenspace will be maintained by the HOA, keeping the neighborhood open and green while reducing landscaping costs for homeowners.

#### Explanation of Street Width in this Project

The private road design in our subdivision aligns with our commitment to creating a safer, more efficient, and cost-effective community. Key benefits include:

- Improved Safety for Drivers and Pedestrians:
  - Restricting parking to one side of the street reduces the chances of accidents caused by vehicles pulling in and out of parking spaces.
  - Enhanced visibility and fewer interactions between vehicles and pedestrians result in a more controlled and predictable traffic environment.
- Wider Travel Lanes:
  - Featuring ten-foot travel lanes, wider than the city's standard nine-foot lane, ensures safer vehicle navigation.
  - The extra lane width minimizes sideswipe risks and provides drivers with more reaction time for unexpected obstacles.
  - Wider lanes also accommodate emergency and service vehicles, allowing for swift and unobstructed access during critical situations.

#### • Selective Sidewalk Placement:

- Sidewalks on only one side of the street balance affordability with safety by providing a clear pedestrian path while reducing construction costs.
- Concentrating foot traffic on one side reduces potential conflicts between pedestrians and vehicles while still promoting walking and outdoor activity.
- Sidewalk construction will be completed by the developer and installed after installation of homes per row.

LAND USE SUBMITTAL REPORT Meadowview Village April 16, 2025



These thoughtfully designed elements collectively enhance traffic flow, community safety, and affordability, ensuring our subdivision is both desirable and functional for Great Falls residents.

#### Project Alignment with City Goals & Strong Towns Principles

Our development is well-aligned with the principles of Strong Towns and the goals of the City of Great Falls:

- **Infill Development:** This project will be located within the city's existing infrastructure, utilizing established sewer and water lines rather than requiring costly new extensions.
- **Privately Maintained Roads:** All roads in our community will be privately maintained, ensuring that the city does not bear future maintenance and replacement costs.
- **Denser Lots for Attainability:** By designing homes on more efficient lots, we are able to bring down costs and offer homes at a more attainable price point, making homeownership more accessible for Great Falls residents.
- Efficient Lot Design for Diverse Housing Options: Our thoughtfully designed lots accommodate a range of home sizes and styles, making homeownership accessible to residents with different needs and budgets. By maximizing land efficiency, we can lower costs while maintaining quality and livability.

#### Efficient, Cost-Saving Design

We have made specific design decisions to maximize cost savings and keep home prices attainable for our buyers. Every efficiency we achieve, whether in site layout, infrastructure, or home design—translates directly into attainability for end buyers. This means more Great Falls residents will have the opportunity to own a home rather than remain renters indefinitely.

#### Conclusion

We at Upslope Group are excited to be a partner with the community of Great Falls and work with residents and elected officials to bring much-needed attractive and well-designed attainable housing to the city. In collaboration with our civil team and city officials we have created a design that focuses on community with common area green spaces, a community center, a pickleball/sports court, and playground. By approving this project, the city will take a significant step toward addressing the housing shortage, providing homeownership opportunities for local families, and ensuring that Great Falls remains a vibrant, affordable community for generations to come.

LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 



HOA documents are being developed for the proposed project and will encompass uniform architectural and landscaping standards, maintenance and usage of the roads and common areas, and community responsibility and enforcement.

## 2. PRELIMINARY PLAT (TABLE 1)

2.A. NARRATIVE OF THE PROPOSED PROPERTY

See Section 1.B.

2.B. PRELIMINARY PLAT

See Appendix C

2.C. CONCEPTUAL PLANS FOR PUBLIC INFRASTRUCTURE

See Appendix D

2.D. PRELIMINARY SOILS/GEOTECHNICAL INFORMATION

See Appendix E

2.E. ESTIMATED WATER AND WASTEWATER DEMAND/DISCHARGE

See Appendix F

2.F. PRELIMINARY DRAINAGE PLAN

See Appendix D

2.G. SPECIAL FUNDING PROPOSAL

We are in early discussions with city staff about creating a Special Improvement District (SID) to help fund the installation of vital infrastructure. A SID for this project is in the city's best interest because it enables essential infrastructure improvements—such as roads, sidewalks, and utilities—without placing the financial burden on the broader taxpayer base, because our district would only include our neighborhood. By utilizing an SID, we can ensure high-quality infrastructure that supports the city's growth while maintaining fiscal responsibility. This approach facilitates much-needed homeownership opportunities in Great Falls while aligning with the city's goal of sustainable, cost-effective development.

#### 2.H. PRELIMINARY EASEMENTS



The proposed preliminary easements are shown on the preliminary plat in Appendix C.

# 3. Planned Unit Development (Table 3)

#### 3.A. NARRATIVE/DEVELOPMENT STANDARDS

See Appendix G

LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 



**APPENDIX A** 

Land Use Application

PLANNING & COMMUN P.O. BOX 5021, GRE 406.455.8430 •	ITY DEVELOPMENT DEPT. AT FALLS, MT, 59403-5021 WWW.GREATFALLSMT.NET		
LAND USE	E APPLICATION	I	
Meadowview Villa	ge		✓ Annexation: \$3,000 + \$150/acre
Name of Project (if ap	plicable):		✓ Preliminary Plat, Major: \$4,000 + \$100/lot ☐ Final Plat Major: \$2,000 + \$50/lot
Central Ave/46th	St South		☐ Minor Subdivision: \$3,000
Project Address:			□ Zoning Map Amendment: \$4,000 □ Conditional Use Permit: \$3,000
Upslope Group Ll	_C		Planned Unit Development: \$4,000
Applicant/Owner Nan	ne:		Amended Plat, Non-administrative: \$3,000
PO Box 16054			
Mailing Address:			
406-201-1259		Info@Ups	lopeGroup.com
Phone:		Email:	
Woith Engineering	g - Robby Osowski and Spe	encer Woith	
<b>Representative Name</b>	:		
406-205-1761		robert@wo	bitheng.com
Phone:		Email:	
LEGAL DESCRIP	PTION:		
Beebe Lots 8-10 &	& 13-15		
Lot/Block/Subdivisio	n:		
Section 09/Towns	hip 20 N/Range 04 E		
Section/Township/Ra	ange:		
ZONING	MAP AMENDMENT ONLY):	LAND U	JSE (CONDITIONAL USE ONLY):
Suburban Resid.	-1 PUD	Vacant	Single Family
Current:	Proposed:	Current:	Proposed:
I (We), the undersign further understand the approval of the applic costs for land develop applicable per City O (our) knowledge.	ed, understand that the filing fee at the fee pays for the cost of pro- cation. I (We) further understand oment projects are my (our) respondences. I (We) also attest that	accompanying t cessing, and the l that public hear onsibility. I (We t the above infor	this application is not refundable. I (We) fee does not constitute a payment for ring notice requirements and associated b) further understand that other fees may be mation is true and correct to the best of my 02/14/2025
Applicant/Owner Si	gnature:		Date:
	12		02/14/2025
Representative's Sign	nature:		Date:
ECC			

CITY OF GREAT FALLS

# Land Use Application Checklist

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

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

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

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

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

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

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

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

Table 3 - Site Plan Ch	ecklist	Req.	App.	Staff
Site Plan Requirements	<ul> <li>Site Plan shall include all applicable items per Title 17 - Appendix A :</li> <li>Title Block containing project name, developer and landowner name, north arrow, graphic scale, property boundaries, and acreage of subject property.</li> </ul>	1		
	<ul> <li>Land Use/Development Standards tables with applicable</li> </ul>			
	<ul> <li>A map of existing land uses occurring on and around the subject property</li> </ul>			
	<ul> <li>Existing buildings and site amenities as applicable including; contours, wetlands, existing vegetation, water resources,</li> </ul>			
	<ul> <li>All proposed buildings and site features including, access drives, pedestrian facilities, parking, landscaping, and lighting per Title</li> </ul>			
	<ul> <li>All proposed utilities and stormwater facilities</li> </ul>	2		
Plans and Supplemental Information	<ul> <li>One (1) copy of all plans, all manuals, and one (1) electronic submittal via</li> <li>CD or thumb drive are to be submitted and contain the following items:</li> <li>Conceptual Plans for Public Infrastructure</li> <li>Preliminary Soils/Geotechnical Information</li> <li>Estimated Water and Wastewater Demands/Discharge</li> <li>Preliminary Drainage Plan(s)</li> <li>Any Special Funding Proposal for Public Infrastructure</li> <li>Preliminary Easements</li> </ul>			

## Engineering will require the following items for Upslope Plat review:

- Conceptual Civil Plans demonstrating proof of concept for all public infrastructure extensions including water, sewer, storm, and public roadways
- Preliminary Pavement, Water, Sewer, and Storm design reports which demonstrate proof of concept
  - A new lift station is not desired
  - Stormwater cannot discharge into adjacent private property without executing appropriate easements
- Copy of draft preliminary plat
- Prior to approval of a final plat, infrastructure must be constructed or financially guaranteed at %135
  - Alternatively, lots may be platted as restricted subject to infrastructure extension and further development review
- Prior to public infrastructure construction, all relevant civil review items must be provided and approved, including the infrastructure review fee

#### Environmental requirements for Upslope Plat review:

• Storm design report must demonstrate how design scope would meet the City's MS4 stormwater quality requirements

• Preliminary site map and narrative on how active construction stormwater pollution prevention plan (SWPPP) would be carried out

LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Master Site and Phasing Plan** 





A     DECRIPTION     DECRIPTION     DATE       CREAT FALLS     MONTANA     <					Ag	gend	a #15.
Meadownew nllage       Meadownew nllage <th< th=""><th>23-090</th><th></th><th>RLO</th><th>SMW/RLO</th><th></th><th>04/03/202</th><th></th></th<>	23-090		RLO	SMW/RLO		04/03/202	
A     DESCRIPTION       REATFALLS     MONTANA       REATFALLS     MONTANA       STELATOUT OVERALL LAND USE SUBMITTAL       STELATOUT OVERALL LAND USE SUBMITTAL	JOB #:		DESIGN:	QA:		DATE:	
And Downerwind Meadownerwind Meadownerwich Meadownerwind Meadownerwind Meadownerwind Meadownerwin	Ē						
A     Description       CREAT FALLS     MONTANA     MONTANA       GREAT FALLS     MONTANA     MONTANA       CREAT FALLS     MONTANA     MONTANA       SITE LAYOUT OVERALL LAND USE SUBMITTAL     MONTANA	DAT						
A       MEADOWVIEW VILLAGE       MONTANA       MONTANA </th <th>DESCRIPTION</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	DESCRIPTION						
A       MEADOW/IEW VILLAGE       MONTANA       MONTANA </th <th></th> <th>5</th> <th>S S</th> <th>1-1955</th> <th></th> <th>, 2025</th> <th></th>		5	S S	1-1955		, 2025	
AFADOWVIEW VILLAGE       MONTANA         GREAT FALLS       MONTANA         SITE LAYOUT OVERALL LAND USE SUBMITTAL       SITE LAYOUT OVERALL LAND USE SUBMITTAL			& SURVEY	3REAT FALLS, MT 59404 • 406- MISSOULE A. MT 59808 • 406-	OITHENG.COM •	WOITH ENGINEERING	
EX-A				405 3RD STREET NW, SUITE 206 • ( 3860 O'I FARY STRFFT SUITE A • I	WWW.	COPYRIGHT ©	
			TEAL FALLS ENGINEERS	CITE I AVOLIT OVEDALL I AND LICE CLIDAITTAL 3860 OF FAR STREET NU, SUITE 206 - 0		COPYRIGHT ©	WERALL SUBMITTAL.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025

PRELIMINARY - NOT FOR CONSTRUCT



\_\_\_\_ \_\_\_\_ — **#** \_\_\_ \_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ · \_\_\_\_ -\_\_\_

	KEY NOTES			23-090	ILO/TDL	RLO	MW/RLO	/03/2025	
	$\langle 1 \rangle$ CLEAR VISION TRIANGLE (45' x 45) $\langle 2 \rangle$ BUILDING CORNER PER LOT LAY	5') OR (10' x 10') OUT		3 #:	WN:	GN:	 Ω	re: 04	
				JOE	DRA	DESI	ð	DA	
Image: Section 1       Image: Section 1 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>									
Image: State of the state				ΓE					
<ul> <li></li></ul>				DA	-				
<ul> <li></li></ul>				7					
Image: State of the state				SCRIPTION					
<td< td=""><td></td><td></td><td></td><td>DE</td><td></td><td></td><td></td><td></td><td></td></td<>				DE					
Image: State of the state				Æ			22	25	
Image: State of the state				. INC.		YORS	l • 406-761-19( 06-203-9565	IG, INC., 20	
				ERING		URVE	LLS, MT 59404 , MT 59808 • 4	NGINEERIN	
Image: State of the state				GINEE		S & S	O     GREAT FAI     A     MISSOULA     MIDITUENC C	© WOITH E	
Image: State of the state				LH EN		NEFT	IW, SUITE 206 REET, SUITE A	OPYRIGHT	
EXEMPTION       MONTANA         SITE LAYOUT WEST LAND USE SUBMITTAL       MONTANA						ENG	RD STREET N O'LEARY STF	0	
EX-Y       MOTIAN         STELLAYOT WEST LAND USE SUBMITTAL							405 3 3860		
EX-Y       MONTA         Intervention       MONTA         Intervention       MONTA         Intervention       MONTA         Intervention       MONTA					× · ×	AN			
ATTEL ADDUTTED BY/ROBENT OSOMISAL ON TELE DAY OF DAYS						MUNIA			
Description       Description							٩L		
PRELIMINARY - NOT FOR CONSTRUCTIO MEADOWIEW VILLAGE REATEALLS SITE LAYOUT WEST LAND USE SL SITE LAYOUT WEST LAND USE SL SITE LAYOUT WEST LAND USE SL		;	Z				JBMITT/		025
ASTRE LAYOUT WEST LAND SITE LAYOUT WEST LAND SITE LAYOUT WEST LAND SITE LAYOUT WEST LAND			JCTIC	ILLAGE			USE SL		APR/03/2
BELAVOLT WEST SUBMITIAL DWO FLOAT COTTED BY ADDRET OF COTTAGES			NSTRI	VIEW V			T LAND		NO INSKI ON
BILE LAVOL SITE LAVOL SITE LAVOL SITE LAVOL SITE LAVOL SITE LAVOL EX-Y			DR CO	ADOW			JT WES		ROBERT OS
BIS BIS BIS BIS BIS BIS BIS BIS BIS BIS			OTFC	IM			LAYOL		OTTED BY:F
UN FEET IN FEE			RY - N		(	ນຸ	SITE		L.DWG PLO
50 100 IN FEET EX-A			ANIMI.		- - - -	al fall			- SUBMITTA
IN FEET EX-A			PREL		L L (	1 ビビン			YOUT WEST
									Ĭ,

Agenda #15.



					1		Agenda	a #15.
	$\underline{Y \text{ NOTES}}$		23-090	RL0/TDL	RLO	SMW/RLO	4/03/2025	
	BUILDING CORNER PER LOT LAYOUT	x (0)					0	
	CLUBHOUSE		JOB #:	ORAWN	DESIGN	QA:	DATE:	
	PRICKLE BALL COURT BUILDING							
	PLAYGROUND							
Image: Stand and Stand an	MAILBOXES							
	SCHOOL DISTRICT TRAIL CONNECTION							
Image: Section of the seccccccccccccccccccccccccccccccccccc								
Image: State of the state o			щ					
Image: State of the state o			DAT					
Image: State of the state								
Image: Section of the section of t								
Image: State of the state o			NOI.					
Image: State of the state o			SCRIPT					
Image: Section of the section of th			DES					
Image: Section of the section of th								
Image: Section 1       Image: Section 2         Image: Section 2       Image: Section 2			$\mathbb{A}$					
Image: Section of the section of th			C	5	S	1-1955 65	2025	
Image: State And Image: St			N		<b>N</b>	• 406-761 6-203-95	G, INC.,	
Image: State and in additional addite additionadditionaddite additionadditionadditionadditionaddition			Ċ	2	<b>E</b>	r 59404 • 808 • 40	EERINC	
Image: State in the state			EB		<b>UR</b>	ALLS, MT A, MT 59	ENGIN	
Image: State and the state			ЦN		с) Ф	REAT F/	VOITH	
A RE LANOUT EAST LAND USE SUBMITTAL SITE LAYOUT EAST LAND USE SUBMITTAL			<b>U</b> NC		RS	E 206 • G TE A • M	WW.WO	
TALE LAYOUT EAST LAND USE SUBMITTAL TALE LAYOUT EAST LAND USE SUBMITTAL			H		Z	N, SUITE EET, SUI	• UPYRIC	
TABLE ANOUT EAST LAND USE SUBMITAL STEL ANOUT EAST LAND USE SUBMITAL STEL ANOUT EAST LAND USE SUBMITAL STEL ANOUT EAST LAND USE SUBMITAL				5	DN	REET N	Ū	
TITE LAVOUT EAST LAND USE SUBMITTAL STRE LAVOUT EAST LAND USE SUBMITTAL						3RD ST 0 O'LEA		
TA STIE LAYOUT EAST LAND USE SUBMITTAL STIE LAYOUT EAST LAND USE SUBMITTAL						405 386		
Image: State of the state				×	T			
Image: State Stat					NA			
TARE LANOL FAST SUBMITTAL SITE LAYOUT EAST LAND USE SUBMITTAL SITE LAYOUT EAST LAND USE SUBMITTAL					NTA			
Image: State of the state					QM			
TA DETERMINATION OF AN AND AND AND AND AND AND AND AND AND								
TABLE ANOUT EAST LIMMITAL DWO REPORTED BYRODREPT OSOWSKI ON ARW/03/2005						TAL		
TITE LAYOUT EAST SUBMITIAL DWO PLOTTED DY/RODERT OSOWSHION APP/02/202		Z				BMIT		125
TITE LAYOUT EAST SUBMITIAL DWO FLOTTED BY:ROBERT OSOWSKI ON ARR		O E				ESU		'03/2C
EX-A SITE LAYOUT EAST LUME PLOTED BY: ROBERT OSOWSKIO		SUC				D USI		N APR/
TITE ASTIELANOL FAST SUBMITTAL DWG PROTOED BY:ROBERT COON		STF	IEW			ANI		VSKI O
TITE LAYOUT EX-UBINITALIANG PLOTTED BYRROBEN		NO		× × >		AST I		NOSO -
SITE LAVOL SITE LAVOL		)R C				JT E/		OBERT
SITE LO SITE L		〇 比	IVI			AYOL		D BY:R
IS STEETHONE BREIT IN FEET IN		LON				L E L/		OTTE
STEAL FOR THE STATE OF THE STAT						SI		DWG P
DELET INFEET EX-A		LAF			ALLS			ITTAL.I
EX-A 141					AT F7			SUBM
50 100 IN FEET EX-A					JRE/			r EAST
IN FEET EX-A					~			AYOU7
<u>₹</u> 141		IN FEET		E	X	-A		\ SITE L
							1	. <u>+</u> 41



						Ag	end	a #15.
23-090			RLO		SMW/RLO		04/03/2025	
JOB #:		URAWIN.	DESIGN:		QA:		DATE:	
АТЕ								
	WOILI LINGINELING, INC.		ENGINEERS & SURVEYORS	406 3DD CTDEET NW CHITE 306 - CDEAT EALLIC MT 69401 - 406 761-1965	3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565	WWW WOITHENG COM	COPYRIGHT © WOITH ENGINEERING, INC., 2025	
			KEAI FALLS MONIANA		SITE LAYOUT OVERALL LANDLISE SUBMITTAL			VERALL SUBMITTAL.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
			III					$\mathcal{O}$

PRELIMINARY - NOT FOR CONSTRUCT



ALLS ALLS ALLS ALLS ALLS ALLS ADDOW/IEW VILLAGE MONTANA ADDATANA A	DRAWN: RLO/TDL	DESIGN: RLO	QA: SMW/RLO	Age	
ALLS MONTANA M	DALE				
ALLS MONTANA MANA MANA MANA MANA MANA MANA MANA	DESCRIPTION				
ALLS MEADOWVIEW VILLAGE MONTANA ALLS PHASING PLAN	WOITH ENGINEERING, INC.	ENGINEERS & SURVEYORS	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 – 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, INC., 2025
∢∎ ∎⊢	MEADOWVIEW VILLAGE	MONTANA	PHASING PLAN		

**PRELIMINARY - NOT FOR CONSTRUCTION** 

LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Preliminary Plat**


SUBDIVISION AREAS 27.03 ACRES (GROSS) 15.94 ACRES (LOTS) 0.15 ACRES (PUBLIC RIGHT-OF-WAY) 4.36 ACRES (PRIVATE ROADS & ALLEYS) 4.49 ACRES (COMMON AREAS) 2.09 ACRES (STORMWATER POND)

### **KEY NOTES**

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT 2 PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)

 $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT

 $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT



MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM

NAVD88

# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

## PERIMETER LEGAL DESCRIPTION

TRACTS 8-10 & 13-15 OF BEEBE TRACTS, RECORDS OF CASCADE COUNTY, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, PRINCIPAL MERIDIAN MONTANA, CASCADE COUNTY, MONTANA.

### NOTES

- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36 ACRES.
- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

DATE

### CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON.



#### OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

SURVEY COMMISSIONED BY UPSLOPE GROUP

#### LEGEND



— — — — SECTION LINE ---- EXTERIOR SUBDIVISION BOUNDARY ADJOINING PARCEL BOUNDARY INTERIOR LOT BOUNDARY PER THIS PLAT EXISTING SIGN POST EXISTING CONCRETE/SIDEWALK EXISTING DITCH EXISTING FILL PILES EXISTING LANDSCAPING EXISTING GATE POST EXISTING BOLLARD EXISTING POWER POLE **EXISTING BURIED TELEPHONE EXISTING MANHOLE - TELEPHONE** EXISTING TELEPHONE VAULT EXISTING TELEPHONE PEDESTAL EXISTING BURIED GAS EXISTING SANITARY SEWER EXISTING MANHOLE - LIFT STATION EXISTING MANHOLE - SANITARY SEWER EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING DECIDUOIUS TREE PROPOSED BUILDING

PROPOSED SIDEWALK/CONCRETE  $\cdot - \cdot \cdot - \cdot \cdot - PROPOSED POND$ 

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA
ENGINEERS & SURVEYORS					DRAWN: CRH
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565		9	20 N	4 E	DATE: APRIL 3, 2025
• WWW.WOITHENG.COM •					SHEET 1 OF 5



VERTICAL DATUM NAVD88

 $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

- FALLS PUBLIC UTILITY EASEMENT.

#### OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

SURVEY COMMISSIONED BY UPSLOPE GROUP

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA
ENGINEERS & SURVEYORS					DRAWN: CRH
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565		9	20 N	4 E	DATE: APRIL 3, 2025
WWW.WOITHENG.COM     COPYRIGHT @ WOITH ENGINEERING INC 2025					SHEET <u>2</u> OF <u>5</u>

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA



# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

> SURVEY COMMISSIONED BY UPSLOPE GROUP

### KEY NOTES

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT

- $\langle 2 \rangle$  PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)
- $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT
- $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

### NOTES

- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36 ACRES.
- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

IN FEET

BASIS OF BEARING MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM NAVD88

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA
A05 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •		9	20 N	4 E	DRAWN: CRH QA: MDS DATE: April 3, 2025 FILENAME: PREPLAT.DWG SHEET 3 OF 5

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA



# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

### **KEY NOTES**

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT 2 PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)  $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT  $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT  $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT  $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT  $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

## NOTES

- ACRES.

OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

> SURVEY COMMISSIONED BY UPSLOPE GROUP

 $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.

2. COMMON AREA LOTS BEGIN WITH THE LETTER C.

3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.

4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36

5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

IN FEET BASIS OF BEARING MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM NAVD88

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WELLOB#: 23,000
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •		9	20 N	4 E	DRAWN: CRH QA: MDS DATE: April 3, 2025 FILENAME: PREPLAT.DWG SHEET 4 OF 5



# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

> SURVEY COMMISSIONED BY UPSLOPE GROUP

## **KEY NOTES**

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT

- $\langle 2 \rangle$  PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)
- $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT
- $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\left<8\right>$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

## NOTES

\_\_\_\_

- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36 ACRES.
- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

IN FEET

<u>BASIS OF BEARING</u> MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM NAVD88



WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA
<b>ENGINEERS &amp; SURVEYORS</b>					DRAWN: CRH
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •	NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 TREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •		20 N	4 E	DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET 5 OF 5

LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Conceptual Civil Plans** 



# 30% CONCEPTUAL CONSTRUCTION PLANS FOR MEADOWVIEW VILLAGE GREAT FALLS, MONTANA

## APRIL 2025



APPROVED BY:

#### INDEX OF CIVIL SHEETS

	INDEX OF CIVIL SHEETS		INDEX OF CIVIL SHEETS
SHEET #	SHEET TITLE	SHEET #	SHEET TITLE
C0.0	COVER	C4.5	SEWER E PLAN AND PROFILE
C1.0	EXISTING CONDITIONS	C4.6	SEWER F PLAN AND PROFILE
C2.0	WEST GRADING PLAN	C4.7	SEWER F PLAN AND PROFILE 2
C2.1	EAST GRADING PLAN	C4.8	SEWER F PLAN AND PROFILE 3
C3.0	ROAD A PLAN & PROFILE STA. 20+00 TO 24+00	C4.9	SEWER G PLAN AND PROFILE 1
C3.1	ROAD A PLAN & PROFILE STA. 24+00 TO 28+00	C4.10	SEWER G PLAN AND PROFILE 2
C3.2	ROAD A PLAN & PROFILE STA. 28+00 TO 32+00	C4.11	SEWER H PLAN AND PROFILE
C3.3	ROAD A PLAN & PROFILE STA. 32+00 TO 36+00	C4.12	SEWER I PLAN AND PROFILE 1
C3.4	ROAD A PLAN & PROFILE STA. 36+00 TO 37+50	C4.13	SEWER I PLAN AND PROFILE 2
C3.5	ROAD B PLAN & PROFILE STA. 40+00 TO 44+00	C4.14	SEWER J PLAN AND PROFILE 1
C3.6	ROAD B PLAN & PROFILE STA. 44+00 TO 48+00	C4.15	SEWER J PLAN AND PROFILE 2
C3.7	ROAD B PLAN & PROFILE STA. 48+00 TO 52+00	C5.0	WATER OVERALL
C3.8	ROAD B PLAN & PROFILE STA. 52+00 TO 56+00	C5.1	WATER A PLAN & PROFILE STA. 0+00 TO 4+80
C3.9	ROAD B PLAN & PROFILE STA. 56+00 TO 57+50	C5.2	WATER B PLAN & PROFILE 0+00 TO 5+00
C3.10	ALLEY A PLAN & PROFILE	C5.3	WATER B PLAN & PROFILE STA. 5+00 TO 10+00
C3.11	ALLEY B PLAN & PROFILE	C5.4	WATER B PLAN AND PROFILE STA. 10+00 TO 15+00
C3.12	ALLEY C PLAN & PROFILE	C5.5	WATER B PLAN & PROFILE STA. 15+00 TO 18+02
C3.13	ALLEY D PLAN & PROFILE	C5.6	WATER C PLAN & PROFILE STA. 0+00 TO 5+00
C3.14	ALLEY E PLAN & PROFILE	C5.7	WATER C PLAN & PROFILE STA. 5+00 TO 10+00
C3.15	ALLEY F PLAN & PROFILE	C5.8	WATER C PLAN & PROFILE STA. 10+00 TO 15+00
C3.16	ALLEY G PLAN & PROFILE	C5.9	WATER C PLAN & PROFILE STA. 15+00 TO 17+41
C3.17	ALLEY H PLAN & PROFILE	C5.10	WATER D PLAN & PROFILE STA. 0+00 TO 3+83
C3.18	ALLEY I PLAN & PROFILE	C5.11	WATER E PLAN & PROFILE STA. 0+00 TO 3+83
C3.19	ALLEY J PLAN & PROFILE	C5.12	WATER F PLAN & PROFILE STA. 0+00 TO 3+83
C3.20	ALLEY K PLAN & PROFILE	C5.13	WATER G PLAN AND PROFILE STA. 0+00 TO 3+83
C3.21	ALLEY L PLAN & PROFILE	C6.0	STORM OVERALL
C3.22	ROAD PLAN 46TH ST	C6.1	STORM A PLAN AND PROFILE
C4.0	SEWER OVERALL	C6.2	STORM B PLAN AND PROFILE 1
C4.1	SEWER A PLAN AND PROFILE	C6.3	STORM B PLAN AND PROFILE 2
C4.2	SEWER B PLAN AND PROFILE	C6.4	STORM B PLAN AND PROFILE 3
C4.3	SEWER C PLAN AND PROFILE	C6.5	PONDOVERALL
C4.4	SEWER D PLAN AND PROFILE		

	DESCRIPTION DATE	DRAWN: RLO/TDL	LE CENS	OTN/MWS VO	OVNEER DATE: 04/03/2025	
			ENGINEERS & SURVEYORS	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565	• WWW.WOILHENG.COM • COPYRIGHT © WOITH ENGINEERING, INC., 2025	
PRELIMINARY - NOT FOR CONSTRUCTION	MFADOWVIEW VII I AGF		GREAT FALLS MONTAN	COVER		PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
COLOR VERIFICATION ELEMENTS ON THIS SHEET ARE INTENDED TO BE IN COLOR. IF PROPERLY REPRODUCED, RED, GREEN AND BLUE WILL BE VISIBLE.	(	С	0	.C		DVER.DWG

Agenda #15.



### NOTES

- 1. FIELD SURVEY COMPLETED JUNE 20, 2024.
- 2. HORIZONTAL COORDINATES ARE GROUND DISTANCES, INTERNATIONAL FEET PROJECTED FROM MONTANA STATE PLANE COORDINATES ORIGIN POINT 1 WITH A COMBINED SCALE FACTOR OF 1.000734384288.
- 3. VERTICAL COORDINATES ARE NAVD88, DERIVED FROM SURVEY GRADE RTK GPS EQUIPMENT.
- 4. MONTANA 811 UTILITY LOCATE TICKET #'S 24063851,24063850, AND 24063849.



LEGEND

 · · —	·	·	

POINT #	NC
1	119
2	119
3	119
4	119
5	119

Comparison       Description       Description <thdescription< th=""> <thdescription< th=""></thdescription<></thdescription<>	06				Т		
Contract       Meadowview vielage       Meadowview vielage       Morran       Meadowview vielage       <	23-01	RLO/TDL	RLO	SMW/RLO		04/03/2025	
Discription       Discription       Discription       Discription         Discription       MONTANA       MONTANA <t< th=""><th>JOB #:</th><th>DRAWN:</th><th>DESIGN:</th><th>QA:</th><th></th><th>DATE:</th><th></th></t<>	JOB #:	DRAWN:	DESIGN:	QA:		DATE:	
Contraction       Meadowvice village       Meadowvice villa	PROFER	NO RO	NTZ NTZ NA NA			V SWEEK V	
C     Description       C     CREAT FALLS       C     MONTANA       C     CREAT FALLS       C     COPRIGNARY ON SAME AND	DATE						
O       READOWNEW VILLAGE       MONTANA         CREAT FALLS       MONTANA       MONTANA         COPPORTIONS       MONTANA       MONTANA         COPPORTIONS       MONTANA       MONTANA         COPPORTIONS       MONTANA       MONTANA	DESCRIPTION						
D GREAT FALLS MONTANA GREAT FALLS MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA MONTANA M			s S	1955 5		2025	
O     Image: Comparison of the second of the s	W WOITH ENGINEERING.		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 40 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-2	WWW WOITHENG COM	COPYRIGHT © WOITH ENGINEERING, I	
C 1.0			MUNIAN				
	MEADOWVIEW VILLAGE		KEAI FALLS	EXISTING CONDITIONS			DNS.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025

 CONTROL POINT TABLE

 ORTHING
 EASTING
 ELEVATION
 DESCRIPTION

 191270.75
 1541615.32
 3463.24
 OPC

 190046.96
 1543221.69
 3473.28
 NAIL

 191324.91
 1543114.86
 3459.34
 OPC

 190749.08
 1543084.38
 3461.17
 NAIL

- SECTION LINE

LOT BOUNDARY/EXTERIOR SUBJECT PARCEL BOUNDARY
ADJOINING PARCEL BOUNDARY

EXISTING EASEMENT AS DESCRIBED

EXISTING EASEMENT AS DESC

- - - = EXISTING RIGHT-OF-WAY- - - - FOUND <sup>5</sup>/<sub>8</sub>'' REBAR OR AS NOTED

--- FOUND % REBAR OR AS NOTED



	ROAD PLAN & PROFI	LE INDEX
INDICATOR	ROAD NAME	PLAN SHEET(S)
1	ROAD A	C3.0-C3.4
2	ROAD B	C3.5-C3.9
3	ALLEY A	C3.10
4	ALLEY B	C3.11
5	ALLEY C	C3.12
6	ALLEY D	C3.13
7	ALLEY E	C3.14
8	ALLEY F	C3.15
9	ALLEY G	C3.16
10	ALLEY H	C3.17
(11)	ALLEY I	C3.18
(12)	ALLEY J	C3.19
(13)	ALLEY K	C3.20
(14)	ALLEY L	C3.21
(15)	46TH STREET	C3.22

C2	MEADOWVIEW VILLAGE     GREAT FALLS   MONTANA
.0	WEST GRADING PLAN
SADING WES	. DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025

Agenda #15.

MONTAN

ROSET

/CENSE ONAL

 $\overline{\mathbb{A}}$ 

WOITH ENGINEERING, INC.
 WOITH ENGINEERING, INC.
 ENGINEERS & SURVEYORS
 B60 O'LEARY STREET NW, SUITE 206 GREAT FALLS, MT 59808 + 406-203-9565
 WWW.WOITHENG.COM •

405 386(

EN

í • :





ROAD PLAN & PROFI	LE INDEX
ROAD NAME	PLAN SHEET(S)
ROAD A	C3.0-C3.4
ROAD B	C3.5-C3.9
ALLEY A	C3.10
ALLEY B	C3.11
ALLEY C	C3.12
ALLEY D	C3.13
ALLEY E	C3.14
ALLEY F	C3.15
ALLEY G	C3.16
ALLEY H	C3.17
ALLEY I	C3.18
ALLEY J	C3.19
ALLEY K	C3.20
ALLEY L	C3.21
46TH STREET	C3.22







N W S 0 20 40 IN FEET











N W S 0 20 40 IN FEET





N W S 0 20 40 IN FEET



















N W S 0 20 40 IN FEET









				Agen	da #15.
23-090	RL0/TDL	RLO	SMW/RLO	04/03/2025	
JOB #:	DRAWN:	DESIGN:	QA:	DATE:	
PROFE	N R OL	NTA MJ CENS	AAP 1 PE P	O/NEER	- - - - -
DATE					
DESCRIPTION					
₩			955	025	
		ENGINEERS & SURVEYC	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-20	• WWW.WOITHENG.COM • COPYRIGHT © WOITH ENGINEERING. II	
		MONIANA	LAN & PROFILE STA. 52+00 TO 56+00		VSKI ON APR/03/2025
MEAL	(   	YEAI FALLS	ROAD B P		RLOTTED BY:ROBERT OSOW
MEAL		GREAL FALLS	ROAD BP	3	O B PNP 4.DWG PLOTTED BY:ROBERT OSOV



			, iai		#10.
23-090		SMW/RLO		04/ 03/ 2023	
JOB #:	DRAWN:	QA:		DAIE.	
PROFE	NON OST /ce ON	LET A J1 PE NSED	TA CLUNS		
DATE					
DESCRIPTION					
W WOITH ENGINEERING, INC.	FNGINFFRS & SIIRVFYORS	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955	0000 C FEATE OF THE VOILE A MICOOCH, MI 00000 400-200-000	COPYRIGHT © WOITH ENGINEERING, INC., 2025	
	٨A				
MEADOWVIEW VILLAGE	REAT FALLS MONTAI		RUAU BIFLAN & FRUFILE STA. 30+UU TU 37+3U		5 PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
MEADOWVIEW VILLAGE	CI GREAT FALLS MONTAI		KUAD B FLAN & FRUFILE STA. 30+UU 1U 37+3U		)AD B PNP 5.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025

N











\

\ 

1

\_\_\_\_\_  $\backslash$ 

C				DESCRIPTION	DAIE	PROFE	JOB #:	23-090
	N					N	DRAWN:	
3.	GREAL FALLS	MUNIANA					DESIGN:	RLO
ľ								
[	AI	I I EY E PI AN & PROFILE	3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565			PE	QA:	SMW/RLO
Ą			WWW WOITHENG COM					Ag
			COPYRIGHT © WOITH ENGINEERING, INC., 2025			V WEEK V	DATE:	04/03/2025
69 LEY E PNF	P 1.DWG PLOTTED BY:ROBERT OSOWSKI O	JN APR/03/2025						a #15.

0 20 IN FEET





C       MEADOWNEWNLLAGE       MEADOWNEWNLLAGE       MEADOWNEWNLLAGE       Mean       Dotation						Ag		a #15.
C       DESCRIPTION       DESCRIPRIDION       DESCRIPTION <t< th=""><th>23-090</th><th>RL0/TDL</th><th>RLO</th><th></th><th>SMW/RLO</th><th></th><th>04/03/2025</th><th></th></t<>	23-090	RL0/TDL	RLO		SMW/RLO		04/03/2025	
CIADOWIEW VILLAGE       MEADOWIEW VILLAGE       MERDING, INC.       DESCRIPTION       DATE         CREAT FALLS       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA         CREAT FALLS       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA         CREAT FALLS       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA <th>JOB #:</th> <th>DRAWN:</th> <th>DESIGN:</th> <th></th> <th>QA:</th> <th>l</th> <th>DATE:</th> <th></th>	JOB #:	DRAWN:	DESIGN:		QA:	l	DATE:	
C       MEADOW/IEW/IL/AGE       MEADOW/IE/AIL/AGE       MEADOW/IE/AIL/AGE<	PROFE	IN REAL	NT ROM VS/ VCEN		PE		VYVEEK V	
C     MEADOW/IEW/ILAGE     MEADOW/ILAGE     MEADOW/IEW/ILAGE     MEADOW/I	DATE							
O       MEADOWVIEW VILLAGE       MONTANA       MONTANA </th <th>DESCRIPTION</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	DESCRIPTION							
ODD       MEADOWVIEW VILLAGE       MONTANA		-		1055 1055	222		:025	
Design Meadowview village       Montani         GREAT FALLS       MONTANi         JUEY F PLAN & PROFILE       MONTANi         EV F PN-IMG PLOTTED BY:ROBERT OSOWSKI ON APPR/03/2025       MONTANi			ENGINEERS & SURVEYO		3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203	www.woitheng.com	COPYRIGHT © WOITH ENGINEERING, IN	
C3.15				>				
-		MEADOWVIEW VILLAGE	REAT FALLS MONTANA		ALLEY F PLAN & PROFILE			PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025





	T						<i>a                                    </i>
23-090			RLO	SMW/RLO		0410312025	
JOB #:	DRAWN <sup>.</sup>		DESIGN:	QA:		DAIE:	
PROFE	N A	ROS	NTA NE NJ CENS				
DATE							
DESCRIPTION							
	5		5	-1955		2025	
	OILLI ENGINEENING,		GINEERS & SURVEY	Γ NW, SUITE 206 ∙ GREAT FALLS, MT 59404 • 40 TREET, SUITE A • MISSOULA, MT 59808 • 406-2ι	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, I	
				405 3RD STREE 3860 O'LEARY S			
				405 3RD STREE ALLEY G PLAN & PROFILE 3860 O'LEARY S			LOTTED BY:ROBERT OSOWSKI ON APR/03/2025
				405 3RD STREET ALLEY G PLAN & PROFILE 3860 O'LEARY S	6		EY G PNP.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025





FALLS       MEADOWNEWVILLAGE       MONTANA       MONTANA					Age	enda	a #15.
FALLS       MEADOW/IEW/ILAGE       MONTANA       MONTANA	23-090	RLO/TDL	RLO	SMW/RLO		041 031 2023	
FALLS       MEADOWVIEWVILLAGE       MONTANA       MONTAN	JOB #:	DRAWN:	DESIGN:	QA:	L F C	DAIE:	
FALLS     MEADOWNEWVILLAGE     MECRIPTION     MECRIPTION     MECRIPTION     MECRIPTION       FALLS     MONTANA     MONTANA     MONTANA     MECRIPTION     MECRIPTION     MECRIPTION       FALLS     MONTANA     MONTANA     MONTANA     MECRIPTION     MECRIPTION     MECRIPTION     MECRIPTION     MECRIPTION       FALLS     MONTANA     MONTANA     MECRIPTION     MECRIPTION     MECRIPTION     MECRIPTION     MECRIPTION     MECRIPTION       DRYNOBERT OSOMENT ON ARX/037605     MECRIPTION     MECRIPTION	PROFETY	NR R	NTA MI CENST	I PE			
FALLS       MONTANA	DATE						
FALLS       MONTANA       WOITH ENGINEERING, INC.         FALLS       MONTANA       MONTANA         ASSO OLEARY STREET NW, SUITE 206 GREAT FALLS, MT 59404 - 406-701-1955       3880 OLEARY STREET NW, SUITE 206 GREAT FALLS, MT 59404 - 406-701-1955         DBY:ROBERT OSOWSKI ON APR/03/2025      W.W.WOITH ENGINE AND SOULA, INT 59404 - 406-701-1955	DESCRIPTION						
TALLS       MONTANA       MONTANA         TALLS       MONTANA       MONTANA         ADLEY H PLAN & PROFILE       MONTANA       MONTANA         ALLEY H PLAN & PROFILE       MONTANA       MONTANA         DBT:ROBERT OSOWSKI ON APA/03/2025       MONTANA       MONTANA	₩		ر مر	1955		2025	
FALLS MEADOWVIEW VILLAGE MONTANA ADDERT OSOWSKI ON APROFILE MONTANA BBY:ROBERT OSOWSKI ON APR/03/2025	WOITH ENGINEERING.		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • • 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING	
3 PLOTTE	MEADOWVIEW VILLAGE		GREAT FALLS	ALLEY H PLAN & PROFILE			G PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
о СЗ.17 К		(	ני				P.DWG





	CONTRACTOR REAL		CA: SMW/RLO		DATE: 04/03/2023	
	DRAWN:		NAR NAR		DAIE.	
PROFE JAN	NR OC	NTA SE' NJ	AP	1		
DATE		NAL				
DESCRIPTION						
	5	S	-1955 55		2025	
WOITH ENGINEERING		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 4 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING,	
MEADOWVIEW VILLAGE		GREAT FALLS MONTANA	ALLEY I PLAN & PROFILE			G PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
C		3.	1	8	8	LEY I PNP.DWG





DESCRIPTION DATE AJONA JOIN 10B #: 23-090	DRAWN: RLO/TDL	DESIGN: RLO	OTAL/MMS VO	DATE: 04/03/2025	
DESCRIPTION DATE AJADA DESCRIPTION	DRAWN	DESIGN	I PE	DATE:	
	NO ROCK	NTA CENS		CINEER .	
DESCRIPTION DATE					
DESCRIPTION					
	5  <	5	-1955	2025	
W WOITH ENGINEERING.		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 4 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-	• WWW. WOITHENG. COM • COPYRIGHT © WOITH ENGINEERING,	
MEADOWVIEW VILLAGE			ALLEY J PLAN & PROFILE		G PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
C		<sup>ر</sup> ع	1 9	9	EY J PNP.DWG





						Ag	end	a #15.
23-090	RI O/TDI		RLO		SMW/RLO		04/03/2025	
JOB #:	DRAWN:		DESIGN:		QA:		DATE:	
PROFE	N N				PE	1	V SWEEK V	
DATE								
DESCRIPTION								
$\mathbb{A}$				955	8		025	
				405 3RD STRFFT NW SUITE 206 • GREAT FALLS MT 59404 • 400	3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-20	WWW WOITHENG COM	COPYRIGHT © WOITH ENGINEERING, II	
	MEADOVVIEVV VILLAGE	MONTANA			ALLEYK PLAN & PROFILE			BY:ROBERT OSOWSKI ON APR/03/2025
		RFATFA						; PLOTTED





CHART       MEADOWIEW VILLAGE       MONTANA       DESCRIPTION       DESCRIPRIPTION       DESCRIPTION							Ag	end	a #15.
COPRIMIE       MEADOWNEW VILLAGE       MEADOWNEW VILLAGE       MOTHAN       MEADOWNEW VILLAGE       MOTHANOLUCIULUAGE       MEADOWNEW VILLAGE       MEADOWNEW VILLAGE	23-090			RLO		SMW/RLO		04/03/2025	
CTUDE       MEADOW/LEAGE       MONTANA       MEADOW/LEAGE       MONTANA       MEADOW/LEAGE       MAIR         CREAT FALLS       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA         ALLEY L PLAN & PROFILE       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA         TO PROFILE       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA       MONTANA         TO PROFILE       MONTANA	JOB #:		UNAWN.	DESIGN:		QA:		DATE:	
CD     MEADOW/IEW/ILLAGE     MEADOW/ILLAGE     MEADOW/IEW/ILLAGE     MEADOW/IEW/ILLAGE     MEADOW/ILLAGE     MEADOW/ILLAGE     MEADOW/IEW/ILLAGE     MEADOW/ILLAGE     MEADOW/ILLAGE<	PROFE	IN IN			AA SEC	PE		VYWEEK V	
CD     MEADOW/IEW VILLAGE     <	DATE								
Description       Description <thdescription< th=""> <thdescription< th=""></thdescription<></thdescription<>	DESCRIPTION								
C       MEADOWVIEW VILLAGE       MONTANA       MONTANA </th <th><math>\blacksquare</math></th> <th></th> <th></th> <th>5</th> <th>1955</th> <th>200</th> <th></th> <th>2025</th> <th></th>	$\blacksquare$			5	1955	200		2025	
BEADOWIEW VILLAGE     MONTAN       GREAT FALLS     MONTAN       I EY L PLAN & PROFILE     MONTAN       LEY L PNP.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025     ALLEY L PLAN & PROFILE		IINEENING, IN		& SURVEYOF	BEAT FALLS MT 59404 • 406-76	ISSOULA, MT 59808 • 406-203-9	DITHENG.COM •	<b>NOITH ENGINEERING, INC.</b>	
C3.21					405 3RD STRFFT NW SHITF 206 • G	3860 O'LEARY STREET, SUITE A • M	- WWW.	COPYRIGHT © \	
				MONIANA ROUIANA ROUIANA		AIIFYIPIAN & PROFILE 3860 O'LEARY STREET, SUITE A • M		COPYRIGHT @ \	3 PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025





	S
INDICATOR	
2	
3	
4	
5	
6	
7	
8	
9	
(10)	

**KEY NOTES** 



EWER PLAN & PROF	ILE INDEX				
SEWER NAME	PLAN SHEET(S)				
SEWER A	C4.1				
SEWER B	C4.2				
SEWER C	C4.3				
SEWER D	C4.4				
SEWER E	C4.5				
SEWER F	C4.6-C4.8				
SEWER G	C4.9-C4.10				
SEWER H	C4.11				
SEWERI	C4.12-4.13				
SEWER J	C4.14-C4.15				

INSTALL 2" BLUEBOARD INSULATION AT THE EXISTING SEWER MAIN AND PROPOSED DITCH CROSSING WHERE 4' OF MINIMUM COVER DEPTH TO THE TOP OF THE MAIN CANNOT BE MET. MINIMUM OF 5' OF INSULATION ON EITHER SIDE OF THE PIPE CENTERLINE

MONTAN /CENSE ONAL E  $\overline{\mathbb{A}}$  WOITH ENGINEERING, INC.
 WOITH ENGINEERING, INC.
 ENGINEERS & SURVEYORS
 BBG0 O'LEARY STREET NW, SUITE 206 GREAT FALLS, MT 59808 • 406-203-9565
 WWW.WOITHENG.COM • 405 386( SEWER OVERALI VIL  $\geq$ ΙιΙ Q C4.0

Agenda #15.

178

200



DBB#: 23-090	DESIGN: RLO DESIGN: RLO DESIGN: RLO	DESIGN: RLO DESIGN: RLO DESIGN: RLO DESIGN: RLO DESIGN: RLO DESIGN: RLO DESIGN: RLO CENSED	DOBUTION REAL STAND
	DRAW CENC	NONTAA ROSE OSA UNITAA JI PE	NONTAA ROJET OSA UNITAA UI PE CENSED ONAL
	SH	761-1955 -9565	761-1955 -9565
	ENGINEERS & SURVEYO	<b>ENGINEERS &amp; SURVEYOI</b> 405 3RD STREET NW, SUITE 206 · GREAT FALLS, MT 59404 · 406-70 3860 O'LEARY STREET. SUITE A • MISSOULA. MT 59808 · 406-203-9	ENGINEERS & SURVEYOI 405 3RD STREET NW, SUITE 206 GREAT FALLS, MT 59404 • 406-7 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9 • WWW.WOITHENG.COM •
	MONIANA	MONIANA	MONIANA
		SEWER A PLAND PROFILE	SEWER A PLAN AND PROFILE

NO








						Ag	end	a #15.
	23-090	RL0/TDL	RLO		SMW/RLO		04/03/2025	
	:# 80ſ	DRAWN:	DESIGN:		QA:		DATE:	
	PROFE	NN C	ONT SS CEN		PE		VY WEEK VY	
	DATE							
	DESCRIPTION							
		5	S	1_1066	565		, 2025	
			ENGINEERS & SURVEYO		3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-205	www.woitheng.com	COPYRIGHT © WOITH ENGINEERING, IN	
			MONTANA					
ELIMINARY - NOT FOR CONSTRUCTION			EAT FALLS		SEWER C PLAN AND PROFILE			3 PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
PRE			GR	ſ	~	<u> </u>		C PNP 1.DWG
			4	┝.	<b>1</b>	5		N3 81











						Ag	enda	a #15.	
	23-090	RL0/TDL	RLO		SMW/RLO		04/03/2029		
	JOB #:	DRAWN:	DESIGN:		QA:	1	DATE:		
	PROFE	NO R			PE E		VYVEEK V		
	DATE								
	DESCRIPTION								
	Æ			1955			025		
			ENGINEERS & SURVEYO	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-76	3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, INC		
			MONTANA						
PRELIMINARY - NOT FOR CONSTRUCTION	MEADOWAVIEW VII LAGE		GREAT FALLS		SEWERE PLAN AND PROFILE			DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025	
Д.	(	С	4	•	E	5		WER E PNP 1.I	
								183	





				Ag	enda	a #15.
23-090	RLO/TDL	RLO	SMW/RLO		04/03/2025	
JOB #:	DRAWN:	DESIGN:	QA:		DATE:	
PROFE	NOT RC OS	NTA NTA NTA	I PE ED EI		V-CVEEK	
DATE						
DESCRIPTION						
₩			55		125	
WOITH ENGINEERING,		ENGINEERS & SURVEY	105 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 4 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING,	
MEADOWVIEW VILLAGE	ACNITANA MONTANA		SEWFREPLAN AND PROFILE			.OTTED BY:ROBERT OSOWSKI ON APR/03/2025
MEADOWVIEW VILLAGE	CBEATEALLS MONTANA		SEWEREPIANAND PROFILE			F PNP 1.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025





					Age	nda #1
		23-090	RLO/TDL	RLO	3MW/ REU 04/03/2025	
		JOB #:	DRAWN:	DESIGN:	QA. DATE:	i
		PROFE	NON Cost /ce /ON	TAN Er JIP NSED	NFER P	
		DATE				
		DESCRIPTION				
		C.		1-1955	065	,2025
		ERING, IN		ALLS, MT 59404 • 406-761	_A, MT 59808 • 406-203-95 3.COM •	I ENGINEERING, INC.,
3470		WOITH ENGINE	ENCINEEDC &	405 3RD STREET NW, SUITE 206 · GREAT F	3860 O'LEARY STREET, SUITE A • MISSOU • WWW.WOITHENC	COPYRIGHT © WOITH
3465			AONTANA			
3460			2			
3455	JCTION	ILLAGE			PROFILE 2	
3450	CONSTRU	DWVIEW VI			PLAN AND	03/2025
3445	<b>DT FOR C</b>	MEAD(			SEWER F	OWSKI ON APR/
3440	<b>MINARY - NC</b>		FALLS			"TED BY:ROBERT OS
		ĺ	H	•		
63+0062+90	PRELI		GREA			2.DWG PLO





HORIZONTAL 0 20 40 IN FEET

VERTICAL 0 5 10 IN FEET

			Ag	ienda #15.
	23-090 RI O/TDI	RLO	SMW/RLO	04/03/2025
_	JOB #: DRAWN	DESIGN:	QA:	DATE:
	•		AR	~
	PROFE	CENS ONA	1 PE	
	DATE			
	CRIPTION			
	DES(			
		S	-1955	2025
	NG, IN(	VEYOR	r 59404 • 406-761 808 • 406-203-95	EERING, INC.,
	NEER	& SUR	REAT FALLS, M <sup>-</sup> ISSOULA, MT 59 ITHENG.COM •	VOITH ENGIN
	H ENG	NEERS	N, SUITE 206 • G EET, SUITE A • M • WWW.WO	OPYRIGHT © V
	TIOW	ENGI	3RD STREET NV 0 O'LEARY STRE	Ŭ
			405 386	
		NTANA		
		MO		
Z			е П	
SUCTIO	VILLAGE		D PROFII	
ILSNOX	OWVIEW		PLAN AN	03/2025
L FOR C	MEAD		EWER F	VSKI ON APR/
N م ۲		0)	0)	OBERT OSO
LIMINA		AT FALL:		PLOTTED BY:F
PRE		GRE	<u> </u>	- PNP 3.DWG
		-4	.8	186







	23-090	RLO/TDL	RLO		SMW/RLO		04/03/2025	
	JOB #:	DRAWN:	DESIGN:		QA:		DATE:	
	PROFE	N R OL		A SEC	PE		V. WEEK	
	DATE							
	DESCRIPTION							
			ENGINEERS & SURVEYORS	ADS 3PD STREET NW SLITE 206 • GREAT FALLS WT 59404 • 406-761-1955	3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565	www.woitheng.com	COPYRIGHT © WOITH ENGINEERING, INC., 2025	
PRELIMINARY - NOT FOR CONSTRUCTION			GREAT FALLS MONTANA		SEWFR G PLAN AND PROFILE 1			1.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
	(	С	4	۰.	Ś	)		EWERG PNP













HORIZONTAL 0 20 40 0 5 10 IN FEET IN FEET

23-090	1				ļ	
	RLO/TDL	RLO	SMW/RLO		04/03/2025	
JOB #:	DRAWN:	DESIGN:	QA:		DATE:	
PROFE	NO ROLLING	NTA ME CENS			VINEEK V	
DATE						
DESCRIPTION						
Æ			955		025	
		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 40 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-2	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, I	
		MUNIANA				
		JKEAL FALLS	SEWER H PLAN AND PROFILE			WG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
$\left( \right)$		5 1	1	1		<u>-</u> R H PNP 1.DM









			[	Age	enda	a #15.
23-090	RL0/TDL	RLO	SMW/RLO		04/03/2020	
JOB #:	DRAWN:	DESIGN:	QA:		UAIE.	
PROFE	F P P P	NTA SOLE' SOLUTION CENS				
DATE						
DESCRIPTION						
	_		355		025	
		ENGINEERS & SURVEYC	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 40 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-20	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, II	
		ALLS MONTANA	SEWER I PLAN AND PROFILE 1			ED BY:ROBERT OSOWSKI ON APR/03/2025
		GREAT F				VG PLOTT







					Agend	'a #15.
		23-090		SMW/RLO	04/03/2025	
	ļ	JOB #:	DKAWN	DESIGN QA:	DATE:	
		PROFER	NON OSP ON	JI PE	NC/NEER	
		DESCRIPTION DA'				
				-1955	2025	
3465 - 3460		<b>WOITH ENGINEERING, INC</b>	ENGINEERS & SURVEVOR	405 3RD STREET NW, SUITE 206 GREAT FALLS, MT 59404 • 406-761- 2860 O'LEADY STREET SUITE 20. MISCOULLA MT 50209 • 706-707-056	2000 O LEART STREET, SUILE A * MISSOULA, MI 39000 • 400-203-330 ● WWW.WOITHENG.COM • COPYRIGHT © WOITH ENGINEERING, INC., 3	
			MONTA			
- 3450						
3445 5+37		MEADOWVIEW VILLAGE			WER I FLAN AND FROFILE Z	I ON APR/03/2025
			<b>GREAT FALLS</b>	Ĺ	SE	WG PLOTTED BY:ROBERT OSOWSKI
		С	<u> </u>	. 1	З	VER I PNP 2.D <sup>v</sup>
						191







Distribution   Meadownlew village   Montana   Discription   Discription <thdiscription< t<="" th=""><th></th><th>PRELIMINARY -</th><th>NOT FOR CONSTRUCTION</th><th></th><th></th><th></th><th></th><th></th></thdiscription<>		PRELIMINARY -	NOT FOR CONSTRUCTION					
Image: Second	C				DATE	PROFE	JOB #:	23-090
P   GREAT FALLS   MONTANA   ENGINEERS & SURVEYORS   Besicant     1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1   1 <t< th=""><th></th><th></th><th></th><th></th><th></th><th>NN - C</th><th>DRAWN:</th><th>RL0/TDL</th></t<>						NN - C	DRAWN:	RL0/TDL
Image: Struct Depted by: Note and Proder to Struct Depted by	4.	<b>GREAT FALLS</b>	MONTANA	ENGINEERS & SURVEYORS		ONT ROLL	DESIGN:	RLO
Rel J PLAN AND PROFILE 1   3860 OLEARY STREET, SUITE A MISSOULA, MT 59808 406-203-9665   M M M M M M M M M M M M M M M M M M M	ŀ							
MWW.WOITHENG.COM   • WWW.WOITHENG.COM     Image: State of the	1,		SEWER J PLAN AND PROFILE 1	403 300 STREET NW, SULLE 200 • GREAT FALLS, MI 33404 • 400-701-1333 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565		PE	QA:	SMW/RLO
B EWEN PNP 1. DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025	4			WWW.WOITHENG.COM				
8 EWER J PNP 1.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025				COPYRIGHT © WOITH ENGINEERING, INC., 2025		VY WEEK V	DATE:	end GZ0Z/E0/40
	INER J PN	<b>VP 1. DWG PLOTTED BY: ROBER</b>	T OSOWSKI ON APR/03/2025					a #15







					Agenda	a #15.
	23-090	RLO/TDL	RLO	SMW/RLO	04/03/2025	
	JOB #:	DRAWN:	DESIGN:	QA:	DATE:	
	PROFE J	E ROULE O	NTA MJ CENST NAL	A PE	WINEER	
	DA					
	DESCRIPTION					
		5	RS	61-1955 9565	č., 2025	
			SURVEYO	FALLS, MT 59404 • 406-7 JLA, MT 59808 • 406-203-( C COM 5	GLOW • H ENGINEERING, INC	
- 3470			ERS &	TE 206 • GREAT	IGHT © WOIT	
- 3465				TREET NW, SUI ARY STREET, SI	• СОРҮК	
- 3460				405 3RD S 3860 O'LE		
- 3455			UN I ANA			
- 3450			M			
- 3445	I AGF			PROFILE 2		
+33 +33				AN AND F		2025
OR CO	MEADOW			VER J PL/		ON APR/03/
				SEV		RT OSOWSKI
11NARY		( - -	r ALL'S			TED BY:ROBE
PRELIN		     	GREAL			2.DWG PLOT
	C	22	1.	15	5 ]	WER J PNP
					1	93



N N	WATER PLAN & PROF	ILE INDEX				
INDICATOR	WATER NAME	PLAN SHEET(S)				
	WATER A	C5.1				
2	WATER B	C5.2				
3	WATER B	C5.3				
4	WATER B	C5.4				
5	WATER B	C5.5				
6	WATER C	C5.6				
7	WATER C	C5.7				
8	WATER C	C5.8				
9	WATER C	C5.9				
10	WATER D	C5.10				
	WATER E	C5.11				
(12)	WATER F	C5.12				
(13)	WATER G	C5.13				



Agenda #15. MONTAN J1 PE /CENSE ONAL\_\_\_ EN ₩ WOITH ENGINEERING, INC.
WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
BAGO O'LEARY STREET NW, SUITE 206 - GREAT FALLS, MT 59808 - 406-761-1955
3860 O'LEARY STREET, SUITE A MISSOULA, MT 59808 - 406-203-9565 405 ( 3860 WATER OVERAL Ц C5.0

194















HORIZONTAL 0 20 40 IN FEET 0 0 IN FEET









	7+00	7+50	8+00	8+50	9+00
		0			

HORIZONTALVERTICAL020400510IN FEETIN FEETIN FEET











Agenda #15. NONTAN J1 PE ONAL EN ₩ WOITH ENGINEERING, INC.
WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
BIS STREET NW, SUITE 206 · GREAT FALLS, MT 59404 · 406-761-1955
ANWW.WOITHENG.COM · WWW.WOITHENG.COM · 405 3860 10+00 TO 15+00 Ŕ S L Ш Č  $\Box$ AN Z ER B I WAT C5.4







						Agend	a #15.
		23-090	RLO/TDL	RLO	SMW/RLO	04/03/2025	
		JOB #:	DRAWN:	DESIGN:	QA:	DATE:	
		PROFE	R R R R R R R R R R R R R R R R R R R	NTA CENS	AA I PE	WINEER .	
		DATE					
		DESCRIPTION					
		JEERING, INC.		& SURVEYORS	AT FALLS, MT 59404 • 406-761-1955 SOULA, MT 59808 • 406-203-9565	IENG.COM • DITH ENGINEERING, INC., 2025	
70 65		<b>WOITH ENGIN</b>		ENGINEERS &	405 3RD STREET NW, SUITE 206 • GRE 3860 O'LEARY STREET, SUITE A • MISS	• WWW.WUIT COPYRIGHT © WC	
60							
55	N			JW	00 TO 18+02		
50 45	CONSTRUCTIC	DOWVIEW VILLAGE			PROFILE STA. 15+0		۲/03/2025 ۱
40 35	ARY - NOT FOR (	MEAD	(	Ŋ	WATER B PLAN & F		1:ROBERT OSOWSKI ON APR
	RELIMIN/			JKEAI FAL			WG PLOTTED B'
	Ū,	(		5	.5		ATER B PNP 4.C
							199























**'RELIMINARY - NOT FOR CONSTRU** 



ĺ					.ge			
23-090		RLO	SMW/RLO		04/03/2025			
:# 80ſ		DESIGN:	QA:		DATE.	-1-22		
PROFE								
DATE								
DESCRIPTION								
$\blacksquare$		s S	-1955 55	2		2025		
	-INGINEENING, I	<b>HS &amp; SURVEY</b>	206 • GREAT FALLS, MT 59404 • 400			T © WOITH ENGINEERING, II		
			405 3RD STREET NW, SUITE 2 3860 O'I EADV STREET SUITI			COPYRIGH		
		INCIVIAINA NONIANA NONIANA				COPYRIGH	VG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025	
						COPYRIGH	TER C PNP 4. DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025	

PRELIMINARY - NOT FOR CONSTRUCT











				·	Agenda	#15
	23-090	RL0/TDL	RLO	SMW/RLO	04/03/2025	
	JOB #:	DRAWN:	DESIGN:	QA:	DATE:	
	PROFECT	N R R R R R R R R R R R R R R R R R R R	NTA OSE NA VA		G/NEER	
	DATE					
	DESCRIPTION					
	C. ₩		S	1-1955 565	, 2025	
	H ENGINEERING. IN		<b>VEERS &amp; SURVEYOF</b>	SUITE 206 • GREAT FALLS, MT 59404 • 406-76 :T, SUITE A • MISSOULA, MT 59808 • 406-203-95	• WWW.WUITHENG.COM • PYRIGHT © WOITH ENGINEERING, INC.,	
3470			ENGIN	405 3RD STREET NW 3860 O'LEARY STREE	CO	
- 3465			√ √			
3460			ION I AN			
		-	≥	+83		
3450 2445	, VILLAGE			E STA. 0+00 TO 3		
S445	DWVIEW			PROFILE		03/2025
→ 3440 3+83	MEAD			PLAN &		SKI ON APR/
-LIMINARY - NOT			EAI FALLS	WATER E		; PLOTTED BY:ROBERT OSOW
PR		) ( • • •	Ч С Ч	न		E PNP 1.DWG
	C		).	l	2	9 ATER









060	Ļ		0		725	
23+	RLO/TD	RLO	SMW/RL		04/03/2(	
JOB #:	DRAWN:	DESIGN:	QA:		DATE:	
PR	NN F	SP.	AN	2	ER >	
ROFE	R. I.	CENS		CN.		
DATE						
DESCRIPTION						
₩	<u> </u>	S	1955 5		2025	
		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 40 3860 O'I FARY STREET SUITE A • MISSOULLA MT 59808 • 406-20	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, II	
		Ž				
		GREAT FALLS MONTA				)WG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025















STORM PLAN & PROFILE INDEX							
STORM NAME	PLAN SHEET(S)						
STORM A	C6.1						
STORM B	C6.2						
STORM B	C6.3						
STORM B	C6.4						
POND	C6.5						

				Agen	da #15.
23-090	RL0/TDL	RLO	SMW/RLO	04/03/2025	
JOB #:	DRAWN:	DESIGN:	QA:	DATE:	
PROFE	NO ROL	NTA OFE MU CENS	A PE	NO/NEER	- - 
DATE					
DESCRIPTION					
	2	RS	761-1955 9565	2025	
		ENGINEERS & SURVEY	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 40 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-20	WWW.WOITHENG.COM COPYRIGHT © WOITH ENGINEERING II	
MEADOWATEW/ VILLAGE		MONTANA MONTANA	STORM OVERALL		.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
1	(	$\mathcal{I}$			RALL.
	С	6	.C	)	IRM OVE

**PRELIMINARY - NOT FOR CONSTRUCT** 

NOL













		· · ·	1		Agenda #
		23-090	RLO RLO	SMW/RLO	04/03/2025
		JOB #:	DESIGN:	QA:	DATE:
		PROFE	NONT ROSE OSA CENS ONA		V/NEER
		DATE			
		DESCRIPTION			
		₩			<u>م</u>
		ERING, INC.	URVEYORS	LLS, MT 59404 • 406-761-195 , MT 59808 • 406-203-9565	ENGINEERING, INC., 202
		<b>HENGINEE</b>	EERS & S	SUITE 206 • GREAT FAL I, SUITE A • MISSOULA,	YRIGHT © WOITH E
3470			ENGIN	15 3RD STREET NW, 160 O'LEARY STREE	COF
3465				38 49	
3460			MONTANA		
ND 3455			_		
3450	CTION	TAGE		ROFILE 2	
	ISTRU	'IEW VIL		N AND P	)25 )
- 3440	T FOR CON	MEADOWV		STORM B PLAI	WSKI ON APR/03/20
3435	.ON - Y			0)	BERT OSO
	RELIMINAR		SREAT FALLS		WG PLOTTED BY:RO
	Ц. Ц.			Х	1 B PNP 2.DV
			1		













LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Geotechnical Report** 



M,

V,

## Central Avenue and 46<sup>th</sup> Street Housing Development Great Falls, Montana Geotechnical Engineering Report

Prepared for: Upslope Group P.O. Box 16795 Missoula, MT 59808

Prepared by: Lorenzen Soil Mechanics, Inc. 5730 Expressway - Unit H Missoula, Montana 59808

November 11, 2024

## Table of Contents

1	Intr	ODUCTION	1
2	Site	Evaluation	1
3	RECO	OMMENDATIONS	4
	3.1	Grading	5
	3.2	Frost Protected Monolithic Slabs with Thickened Edges	6
	3.3	Wind Speed Velocities	8
	3.4	Exterior Flatwork	9
	3.5	Fresh Concrete	9
	3.6	Groundwater Table and Surface Water1	0
	3.7	Underground Utilities 1	0
	3.8	Seismic Considerations 1	1
	3.9	Shrink/Swell Characteristics 1	1
	3.10	Street Typical Sections	2
	3.11	Fresh Concrete and Compaction Inspection Testing Frequency1	3
4	Basi	s of Recommendations1	3
	4.1	Use of Report	13
	4.2	Level of Care 1	.4

Appendix A. Logs of Test Pit, Testing Results, and Design Information Appendix B. Photographs


## **1** INTRODUCTION

The Upslope Group (Upslope) requested Lorenzen Soil Mechanics, Inc. (LSM) to complete a geotechnical evaluation for a manufactured housing development and its infrastructure at the east end of Central Avenue in Great Falls, Montana. The total parcel is roughly 27 acres of which about 17.5 acres will be in 167 lots. There will be just over 3.5 acres of open space and the remainder will be for street right of way. Two access locations will be off 46<sup>th</sup> Street South, with one being a 40-foot wide extension of Central Avenue. The open area will be within the parcel's eastern end.

LSM understands that each of the manufactured units will be on its own slab-on-grade. The manufactured units include a double wide with a two-car garage, a double wide with a one-car garage, a single wide with a two-car garage, a single wide with a one-car garage, and a duplex with no garage.

The primary purpose of the investigation was to evaluate the subgrade materials and to use that information to provide recommendations for street typical sections and its underground utilities, and for the slab-on-grade foundation subgrade preparations. Woith Engineering is the civil engineering firm for this project.

# **2** SITE EVALUATION

The site is an open area that has likely been used for grazing in the past. A sewer mainline has been extended from Central Avenue east into the parcel. There are sagging barbed wire fences around its perimeter and within its interior. An ephemeral drainage appears to cut along the parcel from the northeast to the southwest. Parts of the drainage are dotted primarily with Russian olive trees. There are a few depressions that appear to collect water seasonally. There no standing water in the depressions at the time of LSM's subsurface investigation in July nor when LSM returned to read three piezometers. Several spoils piles are located near the northwestern corner of the parcel. The spoils occupy an area of approximately 2,000 square yards.

Geologically, the general area is mapped on the Montana Bureau of Mines and Geology (MBMG) Open File Report 459 '*Geologic Map of the Great Falls North 30' x 60' Quadrangle, Montana'*, 2002 as being Holocene and perhaps Pleistocene epochs Eolian Deposits (Qe) overlying the Lower Cretaceous period Fifth Member of the Kootenai Formation (Kk<sub>5</sub>). To the north and east of the parcel, Holocene and Pleistocene epochs Glacial Lake Great Falls Deposits and Reworked Glacial Lake Deposits are mapped (Qgl). Figure 1 depicts a portion of the geologic map and indicates the general location of the project site.

The Qe deposits are characterized in the Open File Report as "Pale yellowish-brown, winddeposited fine-grained sand and silt as much as 10 feet thick in southeastern part of map (*the parcel is within the southeastern part of the map*)."



The Qgl materials are characterized as "Grayish-brown, yellowish brown, and pale-orange silt interbedded with very fine-grained sand and clay. Lake deposits are horizontally bedded and laminated. Unit also contains grayish-orange, yellowish-brown, and pale-orange silt and very fine-grained sand of younger alluvial and colluvial deposits reworked from glacial lake deposits, chiefly as sheetwash alluvium, and fine-grained deltaic deposits along Muddy Creek."

The Kk<sub>5</sub> materials are described as "Red-weathering mudstone that contains lenses and beds of brownish-gray and greenish-gray, cross-bedded, micaceous sandstone, and light gray nodular limestone concretions."

An older geologic map published by the U.S. Department of the Interior as the United States Geological Survey (U.S.G.S.) for the City of Great Falls was reviewed. The map is categorized as 'Miscellaneous Investigation Series Map I-1025' and was completed in 1977. The map also features bedrock contours. It describes the proposed area as Holocene epoch Dune Sand (Qs), which equates with the Qe materials from the Open File Report 459. The Kk<sub>5</sub> materials were referred to as Upper Member of the Kootenai Formation (Kku). The Qgl materials are represented as Till and Intercalated Glacial Lake Deposits (Qtl). The Qtl unit "probably formed along the terminal margin of the glacial ice front and represents ablation till, flow till, and icemarginal lake deposits." A portion of this map is shown on Figure 2. The bedrock contours from the same U.S.G.S. map is presented on Figure 3 and indicates the Kootenai Formation Kk<sub>5</sub> bedrock is between 5 and 10 feet below the ground surface.

A nearby water well log, data-based at the MBMG Groundwater Information Center was reviewed. It was drilled to a depth of 536 feet in April 2002. Its static groundwater table was measured at a depth of 172 feet. Its lithology included 19 feet of clay overlying formation bedrock. A wet area was logged from the 35- to 40-foot depth in shale. The well driller noted that approximately 7 gallons per minute of water was being made within sandstone from the 240-to 245-foot depth.

In December 2012, Big Sky Subsurface (BSS) of Belt, Montana conducted a preliminary geotechnical assessment report for the western end of the parcel. The preliminary assessment was for a potential Church of Christ building and was completed with a December 31, 2012 report. Two boreholes were drilled, one (B-1) within the northwestern portion of the parcel and the other (B-2) within the parcel's southwestern portion. B-1 was drilled and sampled to a depth of 25.1 feet. Weathered formation was encountered at 20 feet. Standard Penetration Test (SPT) sampler refusal was met at the 25.1-foot depth. The groundwater table was first encountered at the 24.5-foot depth and rose to the 19.5-foot depth at the end of drilling. The rise in the groundwater table elevation indicates it is under a hydraulic head. Fat clay (CH) overlies the weathered formation material. The upper 2 feet of the soil profile was logged as clayey sand (SC).

B-2 was drilled to a depth of 38 feet and bottomed in weathered formation materials. The groundwater table was first encountered at the 36-foot depth and rose to the 26-foot depth at the end of drilling, again indicating the groundwater table is under a hydraulic head pressure. Similar to B-1, the weathered formation materials were overlain by CH soils. The upper 6 feet of the soil profile were logged as SC soils.



In March of 2015, Thomas Dean & Hoskins (TD&H) of Great Falls, Montana conducted a new subsurface investigation for the Church of Chris by drilling four boreholes (BH) within the west-central portion of the parcel. Those four boreholes were supplemented by two more boreholes in October of 2016. BH-01 was drilled to a depth of 22.7 where it met SPT sampler refusal in weathered sandstone. CH soils overlie the weathered formation. Its groundwater table was recorded around the 22-foot depth.

BH-02 was drilled to a depth of 22.7 where it met SPT sampler refusal in sandstone. CH soils overlie the formation material. Its groundwater table was recorded around the 22-foot depth.

BH-03 was drilled to a depth of 25.5 where it met SPT sampler refusal in weathered claystone. CH soils overlie the formation material. Its groundwater table was recorded around the 20-foot depth.

BH-04 was drilled to a depth of 31 feet where it met SPT sampler refusal in weathered claystone. CH soils overlie the formation material. Its groundwater table was recorded around the 23.5-foot depth.

The October 2016 supplemental boreholes included BH-05 and BH-06. BH-05 was drilled to a depth of 37 feet where it bottomed in highly weathered claystone. The sampler experienced 1 foot of sand heave prior to sampling. The groundwater table was first noted at the 32-foot depth. It rose to the 18-foot depth at the completion of drilling. The soil profile varied as lean clay (CL) overlying fat clay (CH). The CH soils graded to CL soils which overlie poorly graded sand with clay (SP-SC) before reaching the highly weathered claystone.

BH-06 was drilled to a depth of 46 feet bottoming in highly weathered claystone. The SPT was not completely finished after a hydraulic hose on the automatic hammer broke. The split spoon sampler had been driven only 12 of its intended 18 inches. The groundwater table was noted as not being encountered. The soil profile was somewhat more uniform as 30 feet of CH soils overlying the formation material. The upper portion of the soil profile was logged CL soils.

Ultimately, the Church of Christ decided not to build within this parcel.

LSM conducted its subsurface investigation on July 17, 2024. Let 'er Buck Construction provided and operated their Case CX60C mini-excavator to complete a total of nine test pits for LSM to log and sample. Figure 4 presents LSM's test pit locations on a May 2024 Google Earth image. The approximate location of the water well log discussed earlier also appears on Figure 4 as do two test pits from an earlier project completed by LSM. The BSS and TD&H borehole locations do not appear on Figure 4. Horizontal coordinates were obtained using a Garmin eTrex<sup>®</sup> 10 GPS unit. Elevations were estimated from Google Earth.

The materials encountered during the BSS, TD&H, and LSM subsurface investigations tended to agree, in part, with what was described in the MBMG Open File Report 459 and for the 1977 City of Great Falls I-1025 Map for the surface materials. The Qe Eolian Dune Sand deposits did not extend as far west across the parcel as the maps noted. They tended to be the finer-grained



Qtl deposits. The depths to bedrock logged by BSS and TD&H were a little deeper than the bedrock contours noted on the map in Figure 3. The eastern two-thirds of the parcel did have the poorly graded sand (SP) deposits associated with the Qe deposits. The western one-third of the parcel included silty and sandy loam as topsoil overlying CL and CH soils. The CH soils tended to include calcareous specks, partings, and inclusions. These are likely alkali salts.

The groundwater table was not encountered in any of LSM's nine test pits, the deepest of which extended to 11.5 feet. Three piezometers were installed during this investigation and each were read as being 'dry' on November 7, 2024. Based on the boreholes drilled by BSS and TD&H, the depth to the groundwater table is likely deeper than 20 feet.

Based on the nearby water well log, the logs from TDH and BSS, and from the US Dept. of Interior's bedrock contours, the seismic site soil class can be taken as 'C – Very Dense Soils and Soft Rock'.

LSM's logs of test pits and the laboratory testing are presented in Appendix A. The Appendix includes the water well log data and the seismic spectral acceleration data. Photographs of the test pitting operations, site conditions, and soil samples are provided in Appendix B.

## **3 RECOMMENDATIONS**

The thickness of plastic fine-grained overburden soils varied across the site, generally becoming thicker towards the western portion of the lot. The fine-grained soils are prone to volume expansion if allowed to receive excessive free water. Free water in the future is likely to come from landscaping irrigation, precipitation and roof runoff that falls on an improperly graded site, and/or utility line leaks.

Factors that play a role in the shrink/swell potential are the plasticity index, shrinkage limit, and the colloid content. The moisture content ultimately plays a major role. Table 1 presents criteria developed by Robert Holtz (1959) and the U.S. Department of Interior (1998) for the probable expansion of a soil. It is noted that the probable expansion is a function of the soil going from a dry to a saturated condition. The shrinkage limit is considered the soil's saturated condition. The shrinkage limit identifies the moisture content at which the sample no longer undergoes a volume change upon further moisture loss.

THE IT Expansion I overthar if our chassification I cot Bata					
Degree of Expansion	Probable Expansion as a % of Total Volume Change <sup>1</sup>	Plasticity Index (%)	Shrinkage Limit (%)	Colloid Content % < 0.001 μm	
Very High	>30	>35	<11	>28	
High	20 - 30	25 - 41	7 – 12	20 - 31	
Medium	10 - 20	15 - 28	10 – 16	13 – 23	
Low	<10	<18	>15	<15	

**TABLE 1: Expansion Potential from Classification Test Data** 

<sup>1</sup>Dry to a saturated condition under a surcharge of 1 psi

At this time, LSM has not completed Atterberg Limits or hydrometer testing on their collected samples. LSM has relied on the Atterberg Limits testing completed by TD&H. Based on their



values for the plasticity indices and from LSM interpretation of the shrinkage limits, the finegrained soils can be expected to have a very high degree of expansion. As time permits, LSM will complete additional testing on the fine-grained soil samples in its Missoula soils laboratory.

The eolian dune sand deposits present their own subgrade issues. These deposits are often considered collapsible upon wetting. Collapsible soils often have a silt component with the sand such that they classify as silty sand (SM) or as sandy silt (ML). The sands encountered on this parcel tended to be poorly graded fine sand (SP). In a collapsible soil, the soil particles are arranged in a manner similar to a house of cards (flocculated structure). With the introduction of free water, the finer-grained portion of the soil 'melts' and the soil skeleton collapses. This results in a dispersed structure, which indicates the soil particles ae aligned in a more uniform manner. LSM believes free water at this site will be localized due to the hard surfacing of the streets and driveways and with the residential roofs. Irrigation water and leaking utilities are a common source of free water.

In short, the fine-grained overburden soils can be expected to undergo significant volume changes if water is allowed to collect unabated in the subgrade soils. It is the moisture that provides the volume changes in expansive soils and in collapsible soils. Maintaining positive drainage away from the building perimeters and limiting irrigation water within 10 feet of the building perimeters are essential to limiting the subgrade soils' volume expansion. Mitigating the potential volume changes is discussed within some of the subsequent sections.

### 3.1 Grading

LSM anticipates there will be a considerable amount of grading required to complete the street alignments and for leveling the lots. The depressions around the ephemeral drainages will need be filled and their water channels managed. The eolian deposits within the eastern two-thirds of the parcel will be somewhat easier to address than the western one-third. LSM recommends including significant amounts of water when preparing the subgrades. This may seem counterintuitive, given LSM's discussion regarding what will likely occur if free water is allowed to collect within the fine-grained subgrades. Introducing the water during construction is intended to limit the amount of volume change. The probable amount of expansion in Table 1 is based upon a soil going from a dry condition to a saturated condition. Introducing the water at the time of construction will initiate some of the swell in the CH soils and will initiate some of the collapse in SP or in the SM and ML soils that may be encountered.

LSM recommends a grade raise across the western one-third of the parcel to put some vertical distance between the slabs-on-grade and the underlying CH soils. LSM recommends grading across the site to include:

- 1. Grubbing the vegetation in the FILL areas by removing all vegetation with trunk diameters greater than 1/2-inch. Leave the vegetative root masses in place. The root mass will provide a natural stabilization mat beneath the fill.
- 2. Stripping the topsoil from the CUT areas and stockpile for either future use on this project or for possible sale.
- 3. Cutting the high areas and stockpiling for filling in the low-lying areas.



- 4. Prior to filling, soak the fill area footprint and compact using a vibratory compactor having an operating weight of at least 25,000 pounds and a centrifugal force of at least 45,000 pounds. This compaction effort is intended to consolidate the soils from a flocculated structure into a dispersed structure where the soil particles are more uniformly aligned.
- 5. Proof-rolling the footprint with a fully loaded water truck or similar piece of equipment to ensure a firm surface is attained. Re-compact if there is more than a 1 inch deflection.
- 6. Placing the fill in 8-inch (maximum) thick, loose lifts and compacting each lift to a standard relative compaction (ASTM D698) of at least 98 percent and within 2 percent (±) of its optimum moisture content.

The western one-third of the parcel appears to slope downward from west to east. LSM recommends raising the subgrade across this area by at least 2 feet. This is to provide some counterbalance to the expansive soil potential and to limit stormwater surface flow across the site from property sites to the west. It appears the grounds to the east of 46<sup>th</sup> Street are at an elevation of roughly 3465.0. The grounds within the western end of the parcel appear to be at an elevation of 3462. By bringing the subgrade elevation up by 2 feet and providing a street typical section of at least 1 foot will help address stormwater flow from the west. LSM recommends placing the fill across the parcel's western one-third by:

- 1. Grubbing the vegetation in the FILL areas by removing all vegetation with trunk diameters greater than 1/2-inch. Leave the vegetative root masses in place as this will provide a natural stabilization mat beneath the fill.
- 2. Prior to filling, soak the fill area footprint and compact using a vibratory sheepsfoot compactor having an operating weight of at least 25,000 pounds and a centrifugal force of at least 45,000 pounds. This compaction effort is intended to consolidate the soils from a flocculated structure into a dispersed structure where the soil particles are more uniformly aligned.
- 3. Compacting the wetted area to a standard relative compaction of at least 98 percent and to a moisture content at, or up to 3 percent over, its optimum moisture content. Compaction should be sufficient when the sheepsfoot roller is walking on its pads across the compacted surface rather than leaving deep impressions.
- 4. Placing native SP spoils or imported pitrun soils that meet the Unified Soil Classification System (USCS) classification for soils that are primarily granular: GW, GP, SW, SP, GC, GM, SC, and SM. Place these fill materials in 8-inch (maximum) thick, loose lifts and compacting each lift to a standard relative compaction of at least 98 percent and within 2 percent (±) of its optimum moisture content.

# 3.2 Frost Protected Monolithic Slabs with Thickened Edges

Garage and residential slabs-on-grade are to be designed and constructed as monolithic slabs with thickened edges. Rigid insulation will be required to limit possible frost heave. It is LSM's belief and opinion that the slab subgrades must be level and compacted to limit slab cracking. Prepare the monolithic slab foundation subgrades by:



- 1. Installing the underground utilities. The Fill spoils are to be placed back into their trenches in 8-inch (maximum) loose lifts, compacting each lift to a standard relative compaction of at least 98 percent. A plate wacker can be used for the compactive effort.
- 2. Providing and placing insulation forms for the thickened edges that extend at least 2.5 feet horizontally from the building perimeter. Mono Slab<sup>®</sup> EZ Forms are an acceptable insulation. The insulation must be at least 4 inches thick around the building perimeter.
- 3. Providing a 3-inch thick leveling course meeting the gradation in Table 2 across the compacted monolithic slab-on-grade subgrade.

TABLE 2. Levening Course/Dase Course		
Sieve Size	Percent Passing	
3/4"	100	
3/8"	70 - 90	
No. 4	40 - 70	
No. 10	25 - 55	
No. 200	0 - 8	

### TABLE 2: Leveling Course/Base Course

- 4. Placing the leveling course across the subgrade and compacting it to a firm and level surface.
- 5. Providing and placing XPS Type VI rigid horizontal insulation board, at least 2 inches thick over the leveling course.
- 6. Including temperature/shrinkage steel within the monolithic slab just above its mid-depth. LSM suggests using No. 6 rebar on a 24-inch on-center grid both ways. The purpose of the 24-inch spacing is to provide space for the flatworkers to move through the fresh concrete as it is being placed, screeded, and floated while not stepping on the rebar.
- 7. Setting the reinforcement steel and the shrinkage and temperature cracking control steel on enough dobies or chairs such that they are not allowed to sink past the Structural Engineer's recommended placement depths.
- 8. Placing the fresh concrete for the monolithic slab and its thickened footings.
- 9. Backfilling against the insulation form board with native spoils in 8-inch (maximum) thick, loose lifts and compacting each lift to a standard relative compaction of at least 95 percent and at a moisture content at, or up to 2 percent over the native soil's optimum moisture content.
- 10. Ensuring that the grading provides at least a 2 percent positive drainage around the entire building perimeter for a horizontal distance of at least 6 feet.
- 11. Providing dry landscaping across the positive drainage slope. The dry landscaping may include decks, patios, lanais, and sidewalks.
- 12. Providing a rain gutter system with downspouts that discharges its roof runoff water at least 5 horizontal feet away from the building perimeter onto the ground surface. LSM does not recommend the downspouts discharge its water into buried pipe. LSM has noted buried pipes may become disjointed and are likely not noticed until after there is building movement.
- 13. Limiting irrigation water to no closer than 10 feet from the building perimeter. LSM understands these are small lots and suggests that rather than grassed lawns, the open yard space include decks, lanais, porches, or courts. If plantings are desired, LSM suggests using planting boxes for flowers and vegetables.



Positive drainage and proper roof water runoff are absolutely necessary to prevent excess surface water from getting beneath the structural monolithic slabs. LSM recommends the hose bibs have a hard surfacing beneath them to route potential leaking water away from the thickened edge foundations. LSM normally recommends a perimeter drain tile system when building over CH and CL soils. Given the nature of the lot sizes and the grade raises at the parcel's western end, LSM believes the subgrade preparation, final site grading, and limiting irrigation water will be sufficient to limit and route surface water away from the foundations.

The prepared fill and native subgrade surfaces within the parcel will offer an allowable soil bearing capacity of 2,000 pounds per square foot (psf). A modulus of subgrade reaction, k, of 200 pounds per square inch per inch of deflection (pci) can be used for the structural monolithic slab design. A coefficient of friction,  $\mu$ , of 0.45 can be used for the foundation sliding resistance designs on the compacted imported fill and native SP materials.

Due to the foundations consisting of thickened edges rather than stem walls, no lateral earth pressures for wall designs are presented in this report.

### 3.3 Wind Speed Velocities

The ASCE/SEI 7-22 Hazards Report was used to develop the spectral response values for a seismic site class and for wind speed velocities. The seismic values will be presented in Subsection 3.8.

A design wind speed of 107 miles per hour (mph) as a 3-second gust at 33 feet above ground was used to determine wind speeds. The wind speeds correspond to a 7 percent probability of exceedance in 50 years with a mean recurrence interval (MRI) of 700 years and are presented in Table 3.

Mean Recurrence	Wind Speed Velocity (mph)	Mean Recurrence	Wind Speed Velocity
	75	1 700	( <b>III)</b>
25	91	2,000	110
23	81	3,000	119
50	8/	10,000	129
100	92	100,000	148
300	101	1,000,000	167
700	107	-	-

TABLE 3: Ex	posure C 3-Second	<b>Gust Wind Speeds</b>
-------------	-------------------	-------------------------

Values of the 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service wind speeds. The other wind speeds are Ultimate wind speeds.



### 3.4 Exterior Flatwork

Exterior flatwork slabs such as utility or dumpster pads, sidewalks, lanais, patios, and courts are not anticipated to be supporting any loads other than those intended for their use. LSM recommends preparing the flatwork subgrades by:

- 1. Excavating to the exterior flatwork subgrade and scarifying the excavation to a depth of at least 6 inches.
- 2. Moisture conditioning the scarified surface by wetting the subgrade at, or up to 3 percent over, its optimum moisture content.
- 3. Compacting the moisture conditioned subgrade to a standard relative compaction of at least 95 percent.
- 4. Providing a woven separation/stabilization geotextile meeting the engineering characteristics of Mirifi<sup>®</sup> RS380i.
- 5. Placing the woven geotextile over the compacted subgrade, overlapping the joints by at least 1 foot.
- 6. Providing at least 6 inches of a granular base course meeting the gradation presented in Table 2.
- 7. Compacting the base course to a relative compaction of at least 95 percent.
- 8. Forming sidewalk slabs to be at least 4 inches in thickness. Where the sidewalks cross a driveway, form the sidewalk to be at least 6 inches thick.
- 9. Spacing the contraction joints a maximum of 8 feet apart and providing a maximum width of 1/4-inch, cut at least one-quarter of the depth of the concrete.
- 10. Installing expansion joints between slabs no more than 40 feet apart and at sidewalk/doorway entry interfaces. At these locations, provide a minimum width of 3/4-inch.
- 11. Filling all expansion joints with a field-molded sealant to prevent the infiltration of water into the underlying soils.

LSM suggests including synthetic or steel fibers with any tensile reinforcement to help prevent widening or horizontal separation of concrete cracks that may form.

# 3.5 Fresh Concrete

LSM understands Type II cement is no longer readily available in this region and that Type IL cement is being promoted as a general-use cement, replacing the Type I/II. LSM recommends Type IL cement for the monolithic slab and thickened edge slabs. LSM suggests a concrete mix design have a 3-inch maximum slump before any water reducer (plasticizer) admixture is added and up to 8 inches after it is added. The air content should range from 5 to 8 percent for exterior flatwork. No entrained air is recommended for the monolithic slab unless it will be poured during cold temperatures and exposed unheated for several weeks.

For the interior flatwork concrete, LSM recommends including a shrinkage reducing admixture and/or a hydration control admixture to the Type IL cement mix design. The admixtures are to be chloride-free. LSM recommends the maximum aggregate size be 1 1/2 inches for the slab mix designs. LSM suggests the mix design have a 3-inch maximum slump before any water



reducer (plasticizer) admixture is added and up to 8 inches after it is added. If fiber reinforced concrete is used, give consideration to providing a slump value associated with the fibers. Erect windbreaks and sunshades to limit rapid surface drying. Avoid curing with water that is more than 20°F cooler than the concrete. These recommendations are intended to limit the amount of shrinkage cracking in the slabs.

If the concrete will be freshly cast during cold temperatures, protect the fresh concrete from freezing. Do not cast fresh concrete on frozen ground. LSM recommends the Contractor provide an approved plan for protecting concrete being placed during cold weather.

LSM yields to the Structural Engineer in each of the concrete mix designs for footings, foundation walls, slabs-on-grade, and exterior flatwork.

### 3.6 Groundwater Table and Surface Water

The groundwater table was not encountered during LSM's July 2024 subsurface investigation. The deepest of the nine test pits extended to a depth of only 11.5 feet. Based on the boreholes completed by TD&H and by BSS, the groundwater table can be expected to be more than 20 feet below the existing ground surface.

LSM does not anticipate that the groundwater table will be a construction concern. LSM does recommend to berm all open excavations during construction. If a rain event occurs and surface water is allowed to enter open excavations, the water will most likely need to be pumped before further construction can proceed in those excavations.

For stormwater drainage design, the underlying CH soils at the western one-third of the parcel are to be considered to have very slow infiltration rates. Conversely, the SP soils encountered at the parcel's eastern two-thirds can be expected to have moderately fast infiltration rates.

## 3.7 Underground Utilities

For utility trench excavations, the trench materials are expected to meet OSHA's requirements for a Type C soil. The steepest unsupported slope within a Type C soil trench is 1.5H:1V.

LSM recommends constructing the utility trenches by:

- 1. Providing and placing cushion (bedding) material meeting the gradation in Table 4. Extend the bedding to 6 inches over the top of the conduit.
- 2. Providing conduits that resist corrosion.
- 3. Placing the conduits to the grades specified in the Plans.
- 4. Using the spoils from the trench excavations as backfill over the bedding material.
- 5. Placing the backfill in 12-inch (maximum) loose lifts and compacting each lift to a firm and unyielding surface.
- 6. Overfilling the last lift to extend at least 3 inches above the adjacent surface. This is to allow for expected trench backfill settlement. Prior to final grading construction, the



trench surface can either be bladed level or additional material placed to make possible depressions level.

### 3.8 Seismic Considerations

The Great Falls area is within the Northern Great Plains and constitutes part of the stable continental U.S. interior. The ASCE/SEI 7-22 Hazards Report was used to develop the spectral response values for a seismic site soil class 'C- Very Dense Soil and Soft Rock'. Its seismic design category is 'A'. LSM recommends the maximum credible spectral response accelerations at short 0.2-second periods, S<sub>MS</sub>, and at 1-second periods, S<sub>M1</sub>, to determine the seismic design base shear. A risk category of II was used. The spectral response acceleration parameters are presented in Table 4.

The seismic backfill pressures against the buried portion of the foundation walls can be determined by adding a seismic event component,  $P_E$ , based on Seed and Whitman (1970) to the coefficient of active pressure  $P_a$ . The  $P_E$  was calculated to be 1.7 x H<sup>2</sup>, making the active pressure against the wall during an earthquake equal to 21.6 x H<sup>2</sup> and was presented in an earlier section. A factor of safety of 1.1 can be used for earthquake design lateral earth pressures and the allowable bearing capacity can be increased by one-third for seismic design.

### TABLE 4: Seismic Coefficients

ASCE/SEI 7-22, Earthquake Loads		
Site Class Definition	С	
Mapped Spectral Response Acceleration Parameter, S <sub>S</sub> for 0.2 second	0.150g	
Mapped Spectral Response Acceleration Parameter, S <sub>1</sub> for 1.0 second	0.056g	
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter, S <sub>MS</sub>	0.074g	
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter, S <sub>M1</sub>	0.016g	
Design Spectral Response Acceleration Parameter, S <sub>DS</sub>		
Design Spectral Response Acceleration Parameter, S <sub>D1</sub>		
Mean Peak Ground Acceleration, PGA <sub>M</sub>	0.074g	

Based on the groundwater table expected to be more than 20 feet below the ground surface, the liquefaction potential is not considered to be a concern at these sites.

# 3.9 Shrink/Swell Characteristics

The volume change potential for the fat clay overburden soils within the parcel's western onethird is considered very high when considering the plasticity indices and shrinkage limits. The changes are likely to occur during seasonal moisture fluctuations for these particular sites. For this reason, LSM has recommended a grade raise and a monolithic slab with thickened edges to resist volume expansion. LSM recommends restricting landscaping irrigation to be no closer than 10 feet from the buildings' perimeters.

It is imperative to provide positive drainage away from the buildings' exterior perimeters. LSM recommends providing at least 2 percent grades that extend 6 horizontal feet away from the



buildings' perimeters. Downspouts with extensions are to discharge the roof runoff water on the ground surface at least 5 feet away from buildings' perimeters.

### 3.10 Street Typical Sections

The 2-foot grade raise beneath the flexible typical section is intended to counterbalance the underlying fat clay at depth. LSM recommends the following asphalt plant mix pavement typical section:

3 inches
9 inches
Mirifi <sup>®</sup> RS380i
6 inches

LSM recommends preparing the typical sections by:

- 1. Scarifying the placed fill subgrade to a depth of at least 6 inches.
- 2. Moisture-conditioning the scarified subgrade to a moisture content at, or up to 3 percent over, its optimum moisture content.
- 3. Compacting to a standard relative compaction of at least 95 percent.
- 4. Providing and placing a woven geotextile meeting or exceeding the engineering characteristics of Mirifi<sup>®</sup> RS380i across the compacted surface, overlapping the joints by at least 1 foot.
- 5. Providing a 3/4-inch crushed base course meeting the gradation in Table 2.
- 6. Placing the crushed 3/4-inch base course across the woven geotextile by dumping and pushing. Keep all wheeled and tracked equipment from direct contact onto the woven geotextile. Replace any damaged woven geotextile.
- 7. Compacting the base course to a standard relative compaction of at least 95 percent.
- 8. Designing the final grading to drain and pipe to a stormwater detention pond(s).
- 9. Addressing the following paragraphs and Table 5 for the asphalt mix and aggregate materials.

LSM recommends a performance graded PG 58-28 binder for the asphalt concrete and the plant mix surfacing aggregate meeting the Montana Public Work's gradation presented in Table 5. The gradation bands in Table 5 represent the job mix target limits, which determine the suitability of aggregate. Provide the final job mix target gradation within the specified bands and uniformly graded from coarse to fine, not to vary from the low limit on one sieve to the high limit on the adjacent sieve, or vice-versa. For example, using the 3/8" and No. 4 sieves, a gradation of 73 percent and 48 percent passing their respective sieves is acceptable, 73 percent and 62 percent passing their respective sieves is not.

The job mix formula establishes target values. During mix production, the gradations are to fall within the job mix limits presented in Table 5, i.e. if a QA job mix target of 6 has been selected for the No. 200 sieve and since the tolerance is  $\pm$ , the job mix gradation for production would be 4 - 8.



The survey of th				
% Passing Job Mix Target Bands	Job Mix Tolerances			
100				
83 - 93	+/- 7			
73 - 87	+/- 7			
47 - 63	+/- 6			
32 - 43	+/- 6			
15 - 25	+/- 5			
5 - 7	+/- 2			
	% Passing Job Mix Target Bands           100           83 - 93           73 - 87           47 - 63           32 - 43           15 - 25           5 - 7			

**TABLE 5: Plant Mix Surfacing Gradation** 

10. Compacting the asphalt concrete plant mix surfacing in one lift to an average relative compaction (ASTM D2041) of at least 93 percent, and no individual sample being less than 92 percent.

### 3.11 Fresh Concrete and Compaction Inspection Testing Frequency

LSM suggests a testing frequency presented in Table 6 for the foundation, slab-on-grade, and parking area subgrades, wall backfill, utility trench backfill, and typical section compaction and for fresh concrete sampling and testing, including flexural testing for concrete pavement. In addition to the compaction and fresh concrete testing, LSM recommends including applicable special inspections as per the International Building Code, Chapter 17.

Compaction Testing			
Slabs-on Grade Subgrade	1 Test per 1,000 Square Feet		
Exterior Flatwork Subgrade	1 Test per 1,000 Square Feet		
Street Subgrade and Aggregates	1 Test per 3,000 Square Feet		
Utility Trench Backfill	1 Test per 100 Lineal Feet per Lift		
Concrete Testing			
Structural Concrete <sup>1</sup>	1 Test per 50 Cubic Yards per Day		
Non-Structural Concrete	1 Test per Day		

**TABLE 6:** Fresh Concrete and Compaction Inspection Testing Frequency

<sup>1</sup> Structural concrete includes all footings, foundation walls, slabs, and other load bearing elements.

### **4 BASIS OF RECOMMENDATIONS**

The analyses and recommendations submitted in this report are based upon the subsurface investigation. Often, variations occur within the subgrade, the nature and extent of which do not become evident until additional exploration or construction is conducted.

## 4.1 Use of Report

This report is for the exclusive use of the Upslope Group and their design team. In the absence of LSM's written approval, LSM makes no representation and assumes no responsibility to other parties regarding this report. The data, analyses, and recommendations may not be appropriate



for other structures or purposes. Other parties contemplating other structures or purposes other than what this report was written are directed to contact LSM.

## 4.2 Level of Care

Services performed by LSM's personnel for this project have been conducted with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time restraints. No warranty, expressed or implied, is made.

### **Professional Certification**

I hereby certify that this report was prepared by me and that I am a duly Licensed Professional Engineer under the laws of the State of Montana.



November 11, 2024

Todd Lorenzen, P.E. Geotechnical Engineer



trangle", 2002; Compiled and Mapped by Susan M. Vuke, Roger B. Colton, and David S. Fullerton. Figure 1: Portion of the MBMG Open File Report 459 "Geologic Map of the Great Falls North 30' x 60'









APPENDIX A. LOGS OF TEST PIT, TESTING RESULTS, AND DESIGN INFORMATION



with a 140-pound hammer falling 30 inches is considered the "Standard Penetration" or "N-value". The field blow counts are reported for each 6-inch interval, or portion thereof if greater than 50 blows are required to advance the full 6-inch interval. For over-sized split spoon samplers, non-standard hammers, or non-standard drop heights, the field penetration values are reported on the bore log. The values must be corrected to obtain the N-value.

WL:	Water Level	WS:	While Sampling	NE:	Not Encountered
WCl:	Wet Cave-In	WD: 💆	While Drilling		
DCI:	Dry Cave-In	BCR:	Before Casing Removal		
AB:	After Boring	ACR:	After Casing Removal		

Groundwater table levels indicated on the boring logs are the levels measured in the borings at the times indicated. Groundwater table levels at other times and other locations across the site could vary. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater table levels may not be possible with only short-term observations.

**DESCRIPTIVE SOIL CLASSIFICATION:** Soil classification is based on the Unified Soil Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: gravel or sand. Cobbles and boulders are not part of the USCS system but are included, when present, as percentages. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; depending on their plasticity, they are described as clay or silt. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils are defined on the basis of their consistency.

<b>CONSISTEN</b>	CY OF FINE-GRAI	NED SOILS	RELATIVE DE	<b>CNSITY OF COARSE-G</b>	RAINED SOILS
	<b>Standard</b>		<b>Standard</b>		
Unconfined	Penetration or		Penetration or		
<b>Compressive</b>	N-value (SS)		N-value (SS)	California Barrel	
<u>Strength, Qu, psf</u>	<b>Blows/Ft.</b>	<b>Consistency</b>	<b>Blows/Ft.</b>	(CB) Blows/Ft.	<b>Relative Density</b>
< 500	0 - 1	Very Soft	0 - 4	0 - 6	Very Loose
500 - 1,000	2 - 4	Soft	5 - 10	7 - 18	Loose
1,001 - 2,000	5 - 8	Medium Stiff	11 - 30	19 - 58	Medium Dense
2,001 - 4,000	9 - 15	Stiff	31 - 50	59 - 98	Dense
4,001 - 8,000	16 - 30	Very Stiff	50 +	99 +	Very Dense
8.000 +	30 +	Hard			

#### RELATIVE PROPORTIONS OF SAND AND GRAVEL

		<u>Major</u>	
<b>Descriptive Term(s) of Other</b>	Percent of	<b>Component</b>	
<b>Constituents</b>	Dry Weight	<u>of Sample</u>	Particle Size
Trace	< 15	Boulders	Over 12 in. (300mm)
With	15 - 30	Cobbles	12 in. to 3 in. (300mm to 75 mm)
Modifier	> 30	Gravel	3 in. to #4 sieve (75mm to 4.75 mm)
		Sand	#4 to #200 sieve (4.75mm to 0.075mm)
		Silt or Clay	Passing #200 Sieve (0.075mm)

#### **RELATIVE PROPORTIONS OF FINES**

Descriptive Term(s) of Other	Percent of	
Constituents	Dry Weight	
Trace	< 5	
With	5 - 12	
Modifiers	> 12	

#### PLASTICITY DESCRIPTION

\*For AASHTO grain size the #4 sieve is replaced with the #10 sieve

**USCS\* GRAIN SIZE TERMINOLOGY** 

Term	Plasticity_Index
Non-Plastic	0
Slightly	1 - 5
Low	6 - 10
Medium	11 - 20
Highly	21 - 40
Very Highly	> 40

#### Agenda #15.

#### **GENERAL NOTES** Description of Rock Properties

Ac

WEATHERING	
Fresh	Rock fresh, crystals bright, few joints may show slight staining. Rock rings under hammer if crystalline.
Very Slight	Rock generally fresh, joints stained, some joints may show thin clay coatings, crystals in broken face show bright. Rock rings under hammer if crystalline.
Slight	Rock generally fresh, joints stained, and discoloration extends into rock up to 1 in. Joints may contain clay. In granitoid rocks some occasional feldspar crystals are dull and discolored. Crystalline rocks ring under hammer.
Moderate	Significant portions of rock show discoloration and weathering effects. In granitoid rocks, most feldspars are dull and discolored; some show clayey. Rock has dull sound under hammer and shows significant loss of strength as compared with fresh rock.
Moderately Severe	All rock except quartz discolored or stained. In granitoid rocks, all feldspars dull and discolored and majority show kaolinization. Rock shows severe loss of strength and can be excavated with geologist's pick.
Highly	All rock except quartz discolored or stained. Rock "fabric" clear and evident, but reduced in strength to strong soil. In granitoid rocks, all feldspars kaolinized to some extent. Some fragments of strong rock usually left.

Very Highly All rock except quartz discolored or stained. Rock "fabric" discernible, but mass effectively reduced to "soil" with only fragments of strong rock remaining.

Complete/Residual Soil Rock reduced to "soil". Rock "fabric" not discernible or discernible only in small, scattered locations. Quartz may be present as dikes or stringers.

FIELD HARDNESS (for engineering description of rock not to be confused with Moh's scale for minerals)

Very Hard	Cannot be scratched with knife or sharp pick. Breaking of hand specimens requires several hard blows of geologist's pick.
Hard	Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.
Moderately Hard	Can be scratched with knife or pick. Gouges or grooves to 1/4 in. deep can be excavated by hard blow of point of a geologist's pick. Hand specimens can be detached by moderate blow.
Medium	Can be grooved or gouged 1/16 in. deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1-in. maximum size by hard blows of the point of a geologist's pick.
Soft	Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.
Very Soft	Can be carved with knife. Can be excavated readily with point of pick. Pieces 1-in. or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

Joint	Redding	and Foliation	Snacing ir	Rock a
Juni,	Deuunig	and ronation	Spacing n	INUCK

Spacing	Joints	Bedding/Foliation
Less than 2 in.	Very Close	Very Thin
2 in 1 ft.	Close	Thin
1 ft 3 ft.	Moderately Close	Medium
3 ft10 ft.	Wide	Thick
More than 10 ft.	Very Wide	Very thick

Rock Quality Des	signation (RQD) <sup>b</sup>	Joint Openne	ss Descriptors
ROD, as a percentage	Diagnostic description	Openness	Descriptor
Exceeding 90	Excellent	No Visible Separation	Tight
90 - 75	Good	Less than 1/32 in.	Slightly Open
74 - 50	Fair	1/32 to 1/8 in.	Moderately Open
49 - 25	Poor	1/8 to 3/8 in.	Open
Less than 25	Very poor	1/2 in. to 1 1/4 in.	Moderately Wide
		Greater than 1 1/4 in.	Wide

a. Spacing refers to the distance normal to the planes of the described feature, which are parallel to each other or nearly so.

b. RQD (given as a percentage) = ( $\Sigma$  of core 4 in. and longer) / (length of run).

References: American Society of Civil Engineers Manuals and Reports on Engineering Practice - No. 56, American Society of Civil Engineers, 1976. U.S. Department of the Interior, Bureau of Reclamation, <u>Engineering Geology Field Manual</u>. AASHTO M145, 2010.

### UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for A	Soil Classification								
				Group Symbol	Group Name <sup>B</sup>				
		Clean Gravels	$Cu \ge 4$ and $1 \le Cc \le 3$	GW	Well-graded Gravel F				
Coarse Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3	GP	Poorly graded gravel F				
	fraction retained on	Gravels with Fines	Fines classify as ML or MH	GM	Silty Gravel F,G,H				
	No. 4 sieve	More than 12% fines	Fines classify as CL or CH	GC	Clayey Gravel F,G,H				
	Sanda	Clean Sands	$Cu \ge 6$ and $1 \le Cc \le 3$	SW	Well-graded Sand <sup>I</sup>				
	50% or more of coarse	Less than 5% fines	Cu < 6 and/or $1 > Cc > 3$	SP	Poorly graded Sand <sup>I</sup>				
	fraction passes	Sands with Fines More than 12% fines	Fines classify as ML or MH	SM	Silty Sand G,H,I				
	INO. 4 SIEVE		Fines classify as CL or CH	SC	Clayey Sand G,H,I				
		inorganic	PI > 7 and plots on or above "A" line	CL	Lean Clay K,L,M				
	Silts and Clays		PI < 4 or plots below "A" line	ML	Silt K,L,M				
	Liquid limit less than 50		<u>Liquid limit - oven dried</u> < 0.75	01	Organic Clay K,L,M,N				
Fine-Grained Soils		organic	Liquid limit - not dried	OL	Organic Silt K,L,M,O				
No. 200 sieve		·	PI plots on or above "A" Line	СН	Fat Clay K,L,M				
	Silts and Clays	inorganic	PI plots below "A" line	MH	Elastic Silt K,L,M				
	Liquid Limit 50 or more		Liquid limit - oven dried < 0.75	011	Organic Clay K,L,M,P				
		organic	Liquid limit - not dried	OH	Organic Silt K,L,M,Q				
Highly organic soils	Primarily organic matter, d	rimarily organic matter, dark in color, and organic odor PT Peat							

<sup>A</sup>Based on the material passing the 3-in. (75-mm) sieve

- <sup>B</sup> If field sample contains cobbles and/or boulders, add "with cobbles or boulders, or both" as necessary to group name.
- <sup>c</sup> Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt. GP-GC poorly graded gravel with clay.
- <sup>D</sup>Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay.

$$E C u = D_{60} / D_{10} \quad C c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name.

<sup>G</sup>If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

- <sup>H</sup>If fines are organic, add "with organic fines" to group name.
- <sup>1</sup> If soil contains  $\geq$  15% gravel, add "with gravel" to group name.
- <sup>J</sup> If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.
- <sup>K</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.
- $^{\rm L}$  If soil contains  $\geq$  30% plus No. 200, predominantly sand, add "sandy" to group name.
- <sup>M</sup>If soil contains  $\geq$  30% plus No. 200, predominantly gravel, add "gravelly" to group name.
- <sup>N</sup> PI  $\geq$  4 and plots on or above "A" line.
- <sup>o</sup>PI < 4 or plots below "A" line.
- <sup>P</sup> PI plots on or above "A" line.
- QPI plots below "A" line.



### AASHTO SOIL CLASSIFICATION SYSTEM

General classification		(35 perce	<b>Granular materials</b> 5 percent or less of total sample passing No. 200)					Silt-clay material (More than 35 percent of total sample passing No. 200)			
	А	-1	A-3		А	-2		A-4	A-5	A-6	A-7 <sup>1</sup>
Group classification	A-1-a	A-1-b		A-2-4	A-2-5	A-2-6	A-2-7				A-7-5 A-7-6
Sieve analysis percent passing No. 10 No. 40 No. 200	50 max 30 max 15 max	50 max 25 max	51 max 10 max	35 max	35 max	35 max	35 max	36 min	36 min	36 min	36 min
Characteristics of fraction passing No. 40 Liquid limit, w <sub>L</sub> Plastic Index, l <sub>P</sub>	6 max		NP	40 max 10 max	41 min 10 max	40 max 11 min	41 min 11 min	40 max 10 max	41 min 10 max	40 max 11 min	41 min 11 min
Significant constituent materials	gravel a	gravel and sand fine si sand gravel and sand gravel and sand gravel sand gravel sand gravel sand gravel sand sand sand sand sand sand sand sand		silty and gravel a	.nd clayey l and sand		silty	soils	clayey	soils	

<sup>1</sup> Plasticity index of A-7-5 subgroup is equal to or less than LL minus 30. Plasticity index of A-7-6 subgroup is greater than LL minus 30.



Agenda #15.

		Lorenzen Soil M 5730 Exprressw Missoula, MT 5 Telephone: 406	lechani ay Uni 9808 5-830-0	ics, Inc. t H 1633	TEST PIT NUMBER PAGE 1 0	da #15. OF 1
CLIEI	NT Upsic	ope Development			PROJECT NAME 46 <sup>th</sup> St. S & CentralAvenue	
PRO	JECT NUN	IBER AK24			PROJECT LOCATION _ Great Falls	
DATE	E STARTE	<b>D</b> 7/17/24	(	COMPLET	TED _7/17/24 GROUND ELEVATION _3459 ft TEST PIT SIZE _36 inches	
EXCA	VATION		et 'er E	Buck Cons	struction GROUND WATER LEVELS:	
EXCA	VATION	METHOD CASE	CX60C	Mini-Exc	avator AT TIME OF EXCAVATION GW table was not encountered.	
LOGO	GED BY _	Lorenzen	(	CHECKE	DBY         Lorenzen         AT END OF EXCAVATION         GW table was not encountered.	
NOTE	<b>ES</b> <u>N47°</u>	<u>30.295'; W111° 13</u>	.636'		AFTER EXCAVATION	
DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	🖑 GB	MC = 7%	CL	<u>x<sup>1</sup>/, x</u> 0.3	(CL) TOPSOIL, Clayey Loam, with Vegetative Organics, trace Calcareous Specks; dry;	3458.7
	-		CI		prown (10YR 4/3) with white (10YR 8/1) specks; matrix has no reaction to 10% HCl solution, specks have a strong reaction to 10% HCl solution.	
	🖑 GB	MC = 8%		1.3	Army Corps of Engineers Cone Penetrometer was pushed 7.75 inches under a 320 psi loading at the ground surface.	3457.8
  	GB	MC = 12%	СН		<ul> <li>(CL) Sandy Lean CLAY with Calcareous Partings; tight, blocky structure; dry to damp; dark yellowish brown (10YR 4/4) with grayish brown (10YR 5/2) partings; matrix has no reaction to 10% HCl solution, partings has a strong reaction to 10% HCl solution; highly plastic; high dry strength, crumbly.</li> <li>(CH) Fat CLAY with Calcareous Inclusions; tight, blocky structure; damp; dark gray (10YR 4/1) matrix with white (10YR 8/1) inclusions; matrix has no reaction to 10% HCl solution, inclusions have a strong reaction to 10% HCl solution; highly plastic; high dry strength, brittle.</li> </ul>	
	-			5.0	Army Corps of Engineers Cone Penetrometer was pushed 2.5 inches under a 320 psi loading at 3 feet. (CH) Fat CLAY with fewer Calcareous Inclusions than above; tight, blocky structure; dams, brown (10XP, 4/3) and very dark gray (10XP, 3/1) matrix with white (10XP, 8/1)	3454.0
	-		СН		inclusions; matrix has no reaction to 10% HCl solution, inclusions have a strong reaction to 10% HCl solution; bight dry strength, brittle	
	🔥 GB	MC = 13%		6.6	Dettern of test vite to 0.0 fest	3452.8
						240

Telephone:       406-830-0633         CLIENT       Upslope Development       PROJECT NAME       46 <sup>th</sup> St. S & CentralAvenue         PROJECT NUMBER       AK24       PROJECT LOCATION       Great Fails         DATE STARTED       7/17/24       COMPLETED       7/17/24       GROUND ELEVATION       3456 ft       TEST PIT SIZE 36 intermediation         EXCAVATION CONTRACTOR       Let 'er Buck Construction       GROUND WATER LEVELS:       AT TIME OF EXCAVATION	<u>hes</u> ered. <u>rred.</u> 
PROJECT NUMBER       AK24       PROJECT LOCATION       Great Falls         DATE STARTED       7/17/24       COMPLETED       7/17/24       GROUND ELEVATION       3456 ft       TEST PIT SIZE       36 ind         EXCAVATION CONTRACTOR       Let 'er Buck Construction       GROUND WATER LEVELS:       AT TIME OF EXCAVATION       GW table was not encount         LOGGED BY       Lorenzen       CHECKED BY       Lorenzen       AT END OF EXCAVATION       GW table was not encount         NOTES       N47° 30.310'; W111° 13.460'       AT END OF EXCAVATION       GW table was not encount         M       H       H       G       MATERIAL DESCRIPTION       GW table was not encount         MATERIAL DESCRIPTION       GW table was not encount       AFTER EXCAVATION       GW table was not encount         H       H       G       G       G       MATERIAL DESCRIPTION         0.0       TESTS       G       G       G       G       AFTER EXCAVATION       GW table was not encount         H       G       G       G       G       G       G       G       G         0.0       G       G       G       G       G       G       G       G       G       G       G       G       G	hes ered. :red. 
DATE STARTED       7/17/24       COMPLETED       7/17/24       GROUND ELEVATION       3456 ft       TEST PIT SIZE       36 int         EXCAVATION CONTRACTOR       Let 'er Buck Construction       GROUND WATER LEVELS:       AT TIME OF EXCAVATION       GW table was not encount         LOGGED BY       Lorenzen       CHECKED BY       Lorenzen       AT END OF EXCAVATION       GW table was not encount         NOTES       N47° 30.310'; W111° 13.460'       AT END OF EXCAVATION       GW table was not encount         MATERIAL DESCRIPTION       GB       MC = 4%       ML       GB       O         0.0       GB       MC = 4%       ML       GB       ML       GB       ML       GB         0.0       GB       MC = 7%       ML       ML       GB       ML       GB       ML       Army Corps of Engineers Cone Penetrometer was pushed 3.25 inches under a 320 loaing at the ground surface.         0.0       GB       MC = 7%       ML       CSP-SM) Poorly Graded SAND with Silt; damp to moist; dark yellowish brown (10YR 3/4); no reaction to 10% HCI solution.	<u>ered.</u> <u>rred.</u> 
EXCAVATION CONTRACTOR       Let 'er Buck Construction       GROUND WATER LEVELS:         EXCAVATION METHOD       CASE CX60C Mini-Excavator       AT TIME OF EXCAVATION       GW table was not encount         LOGGED BY       Lorenzen       CHECKED BY       Lorenzen       AT END OF EXCAVATION       GW table was not encount         NOTES       N47° 30.310'; W111° 13.460'       AFTER EXCAVATION       GW table was not encount         Matter       AT TIME OF EXCAVATION       GW table was not encount         Matter       Matter       AFTER EXCAVATION       GW table was not encount         Matter       Matter       AFTER EXCAVATION       GW table was not encount         Matter       Matter       Matter       AFTER EXCAVATION       GW table was not encount         Matter       Matter       Matter       AFTER EXCAVATION       GW table was not encount         Matter       TESTS       O       O       O       O         O       O       O       O       O       O       O         Matter       TESTS       O       O       O       O       O         O.0       O       GB       MC = 4%       ML       Matter       Army Corps of Engineers Cone Penetrometer was pushed 3.25 inches under a 320 loading at the groun	ered. <u>ered.</u> 
EXCAVATION METHOD       CASE CX60C Mini-Excavator       AT TIME OF EXCAVATION       GW table was not encount         LOGGED BY       Lorenzen       CHECKED BY       Lorenzen       AT END OF EXCAVATION       GW table was not encount         NOTES       N47° 30.310'; W111° 13.460'       AT END OF EXCAVATION       GW table was not encount         NOTES       N47° 30.310'; W111° 13.460'       AT END OF EXCAVATION       GW table was not encount         AFTER EXCAVATION       GW table was not encount       AFTER EXCAVATION       GW table was not encount         ML       GB       MC = 4%       ML       GB       MC = 4%         ML       ML       GB       MC = 7%       ML       ML         ML       ML       ML       CH       CH       ML         ML       ML       CH       CH       CH       CH         ML       ML       CH       CH       CH       CH         ML       ML       CH       CH       CH       CH         ML       CH       CH       CH       CH       CH         ML       CH       CH       CH       CH       CH       CH         CH       CH       CH       CH       CH       CH	ered. ered. /R <u>3455.7</u> si
LOGGED BY       Lorenzen       CHECKED BY       Lorenzen       AT END OF EXCAVATION       GW table was not encount         NOTES       N47° 30.310'; W111° 13.460'       AFTER EXCAVATION	<u>'R 3455.7</u> si
NOTES       N47° 30.310'; W111° 13.460'       AFTER EXCAVATION          H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H       H	′ <del>R 3455.7</del> si ∫
H = (1) $H = (1)$ <th>′R <u>3455.7</u> si ∫</th>	′R <u>3455.7</u> si ∫
O.0       W       MC = 4%       ML	′R <u>3455.7</u> si
4/2); 10% HCl solution beaded on sample.         Army Corps of Engineers Cone Penetrometer was pushed 3.25 inches under a 320 loading at the ground surface.         ML       (ML) Sandy SILT; tight; dry to damp; dark yellowish brown (10YR 3/4); no reaction to HCl solution; low plasticity; medium dry strength, friable.         2.5       (SP-SM) Poorly Graded SAND with Silt; damp to moist; dark yellowish brown (10YR 3/4); strong reaction to 10% HCl solution.	si
ML       ML       (ML) Sandy SILT; tight; dry to damp; dark yellowish brown (10YR 3/4); no reaction to HCl solution; low plasticity; medium dry strength, friable.         2.5       2.4         (SP-SM) Poorly Graded SAND with Silt; damp to moist; dark yellowish brown (10YR 3/4); no reaction to strong reaction to 10% HCl solution.	
2.5       2.4         (SP-SM) Poorly Graded SAND with Silt; damp to moist; dark yellowish brown (10YR strong reaction to 10% HCl solution.	10%
strong reaction to 10% HCl solution.	<u>3453.6</u> 4/4);
SP- SM SM SM SP- SM SM SP- SM SM SP- SM SM SP- SM SM SM SM SM SM SM SM SM SM SM SM SM	si
5.0 GB MC = 12% (CL) Lean CLAY with Calcareous Inclusions; damp; very dark grayish brown (2.5Y 3	<u>3450.8</u> 2)
$\begin{tabular}{ c c c c c } \hline CL & CL$	2440 5
CH (CH) Fat CLAY with Calcareous Partings; damp; dark grayish brown (2.5Y 4/2) with	live
GB MC = 23%7.0 brown (2.5Y 4/4) partings; strong reaction to 10% HCI solution; very high plasticity; h dry strength, brittle.	gh <u>3449.0</u>
Bottom of test pit at 7.0 feet.	

		Lorenzen Soil I 5730 Exprress Missoula, MT Telephone: 40	Vechan way Uni 59808 6-830-0	ics, Inc t H 0633		TEST PIT NUMBEL PAGE 1	da #15 0F 1
CLIEN	IT Upslo	ope Development				PROJECT NAME _ 46 <sup>th</sup> St. S & CentralAvenue	
PROJ	ECT NUM	MBER AK24				PROJECT LOCATION Great Falls	
DATE	STARTE	<b>D</b> 7/17/24		COMPI	ETED	7/17/24 GROUND ELEVATION _3457 ft TEST PIT SIZE _36 inches	
EXCA	VATION		Let 'er E	Buck C	onstruc	ion GROUND WATER LEVELS:	
EXCA	VATION	METHOD CASE	CX60C	: Mini-E	Excavate	AT TIME OF EXCAVATION         GW table was not encountered.	
LOGO	ED BY _	Lorenzen		CHECK	ED BY	Lorenzen AT END OF EXCAVATION GW table was not encountered.	
NOTE	<b>S</b> <u>N47°</u>	30.294'; W111° 1	3.297'			AFTER EXCAVATION	
o DEPTH o (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG		MATERIAL DESCRIPTION	
	🖑 GB	MC = 1%	SM	<u>717.7</u>	0.3	(SM) TOPSOIL, Sandy Loam, with Vegetative Organics; dry; dark brown (7.5YR 3/2); 10%	3456.8
						Army Corps of Engineers Cone Penetrometer was pushed 6 inches under a 320 psi	
			-			loading at the ground surface. (SP) Poorly Graded SAND; dry; dark brown (7.5YR 3/2); no reaction to 10% HCl solution	J
	🔥 GB	MC = 2%					
2.5					2.5	(CD) Dearly Creded CAND, trace of Mice Fielder at deaths dearer your deals become (7.5)(D	3454.5
_	- M - D					2.5/3); no reaction to 10% HCl solution.	
	₩ GB	MC = 6%	_				
<u>5.0</u>	🖑 [GB]	MC = 5% Fines = 3%	SP			Army Corps of Engineers Cone Penetrometer was pushed its full 21 inches under a 140 psi loading at 3 feet.	
7.5					7.0	(SP) Poorly Graded SAND; damp to moist; reddish brown (2.5YR 4/4,4/3); strong reaction to 10% HCl solution.	3450.(
- - - <u>10.0</u>	🔥 GB	MC = 6% Fines = 3%	SP				
	M CP	MC - 120/	_		11.0		3446 0
	UZL GB	1 IVIC = 13%		10-00-0	11.0	Bottom of test pit at 11.0 feet.	3446.(
10.0	19 GB	MC = 13%			11.0	Bottom of test pit at 11.0 feet.	3

					A seconda 1145
		Lorenzen Soil M 5730 Exprressw Missoula, MT 5 Telephone: 406	echanics, Inc. ay Unit H 9808 -830-0633		TEST PIT NUMBEL
CLIE	NT Upsic	pe Development		F	PROJECT NAME _46 <sup>th</sup> St. S & CentralAvenue
PROJ	JECT NUN	IBER AK24		F	PROJECT LOCATION Great Falls
DATE	STARTE	<b>D</b> 7/17/24	COMPLETE	<b>D</b> <u>7/17/24</u>	GROUND ELEVATION 3463 ft TEST PIT SIZE 36 inches
EXCA			et 'er Buck Constr	ruction (	GROUND WATER LEVELS:
EXCA	VATION	METHOD CASE	CX60C Mini-Exca	vator	AT TIME OF EXCAVATION GW table was not encountered.
LOGO	GED BY	Lorenzen	CHECKED	BY Lorenzen	AT END OF EXCAVATION GW table was not encountered.
	<b>S</b> N47°	<u>30.236'; W111° 13</u>	.267'		AFTER EXCAVATION
DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S. GRAPHIC LOG		MATERIAL DESCRIPTION
0.0	🖑 GB	MC = 3%	SM <u>1 1/2 11</u> 0.3	_ (SM) TOPSOIL, San	dy Loam, with Vegetative Organics; dry; dark brown (7.5YR 3/2); 10% _3462.8
	-			HCl solution beaded Army Corps of Engin loading at the ground	on sample. eers Cone Penetrometer was pushed 3 inches under a 320 psi d surface.
	-			(SM) Slity SAND; dry reaction to 10% HCl	solution. Fines are slightly plastic.
2.5	<u>  [] [] [] [] [] [] [] [] [] [] [] [] [] </u>	MC = 5%			
5.0	GB	MC = 6%	SM	Army Corps of Engin loading at 3.4 feet.	neers Cone Penetrometer was pushed 12 inches under a 320 psi
	🖑 GB	MC = 14%	7.0	(CL) Lean CLAY with	3456.0 n a dendritic pattern of Calcareous Inclusions; damp; reddish brown
7.5			CL 8.0	(2.5YR 4/4, 4/3) with solution; medium pla	l light reddish gray (2.5YR 7/1) inclusions; strong reaction to 10% HCl astic; medium dry strength, crumbly. 3455.0
	🖑 GB	MC = 19%	- CH 8.5	Gray (2.5Y 7/1) inclus dry strength brittle	Sions; strong reaction to 10% HCl solution; very high plasticity; high
					Bottom of test pit at 8.5 feet.
					243

		Lorenzen Soil M 5730 Exprressw Missoula, MT 5 Telephone: 406	/lechan vay Uni 59808 6-830-0	ics, Inc it H 0633	TEST PIT NUMBER PAGE 1	nda #15. OF 1
CLIEN	NT Upslo	pe Development			PROJECT NAME _46 <sup>th</sup> St. S & CentralAvenue	
PROJ		BER AK24			PROJECT LOCATION _ Great Falls	
DATE	STARTE	D 7/17/24		СОМР	ETED _7/17/24 GROUND ELEVATION _3464 ft TEST PIT SIZE _36 inches	
EXCA			_et 'er I	Buck C	Instruction GROUND WATER LEVELS:	
EXCA		METHOD CASE	CX600	C Mini-E	xcavator AT TIME OF EXCAVATION GW table was not encountered	d.
LOGO		_orenzen		CHEC	ED BY Lorenzen AT END OF EXCAVATION GW table was not encoun	tered.
NOTE	<b>S</b> <u>N47° 3</u>	30.3232'; W111° 1	13.388'		115days AFTER EXCAVATION GW table was not encount	tered.
DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
	🖑 GB	MC = 15%	SM	<u> </u>	<ul> <li>(SM) TOPSOIL, Sandy Loam, with Vegetative Organics; dry; very dark brown (7.5YR 2.5/3); 10% HCl solution beaded on sample.</li> <li>Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi</li> </ul>	3463.8
	🔥 GB	MC = 3%	_ SP		(SP) Poorly Graded SAND; dry; dark brown (7.5YR 3/3); no reaction to 10% HCl solution.	
2.5			_		2.5 (SP) Poorly Graded SAND; dry; reddish brown (2.5YR 5/4); strong reaction to 10% HCl solution.	3461.5
· _	<u>₩</u> ⁄ GB	MC = 5%	SP		Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi loading at 3 feet.	
5.0	🖑 GB	MC = 20%	Сн		4.3 (CH) Fat CLAY with Calcareous Inclusions; damp; dusky red (2.5Y 3/2) with light reddish gray (2.5Y 7/1) inclusions; strong reaction to 10% HCl solution; very high plasticity; high dry strength, brittle.	3459.7
			СН		<ul> <li>6.0</li> <li>(CH) Fat CLAY with Calcareous Inclusions; damp; dusky red (2.5Y 3/2) with white (2.5Y 8/1) inclusions; matrix has no reaction to 10% HCl solution, inclusions have a strong reaction to 10% HCl solution; very high plasticity; high dry strength, brittle.</li> </ul>	3458.0
	₩⁄ GB	<u>MC = 17%</u>			7.0 Bottom of test pit at 7.0 feet	3457.0
					]	244

		Lorenzen Soil M 5730 Exprressw Missoula, MT 5 Telephone: 406	1echan vay Uni 59808 5-830-0	ics, Inc. it H )633	TEST PIT NUMBER PAGE 1	oda #15. OF 1
CLIEN	T Upsic	ppe Development			PROJECT NAME _46 <sup>th</sup> St. S & CentralAvenue	
PROJ	ECT NUN	IBER AK24			PROJECT LOCATION Great Falls	
DATE	STARTE	<b>D</b> 7/17/24		COMPLET	O_7/17/24         GROUND ELEVATION _3461 ft         TEST PIT SIZE _36 inches	
EXCA	VATION		.et 'er E	Buck Cons	Iction GROUND WATER LEVELS:	
EXCA	VATION I	METHOD CASE	CX60C	Mini-Exc	ator AT TIME OF EXCAVATION GW table was not encountered.	
LOGG	ED BY	Lorenzen		СНЕСКЕ	Y Lorenzen AT END OF EXCAVATION GW table was not encountered.	
NOTE	<b>S</b> _N47°	<u>30.227'; W111° 13</u>	3.510'		AFTER EXCAVATION	
DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	🔥 GB	MC = 6%		<u>7,1</u> 7	(ML) TOPSOIL, Silty Loam, with Vegetative Organics; dry; very dark brown (7.5YR 2.5/2);	
			NAL	1/ x1//	no reaction to 10% HCl solution.	
				<u> </u>	Army Corps of Engineers Cone Penetrometer was nucled 4.25 inches under a 320 psi	
				1.5	loading at the ground surface.	3459.5
					(SM) Silty SAND; moist; very dark brown (2.5YR 2.5/2) and dark gray (7.5YR 4/1); no reaction to 10% HCl solution. Fines have low plasticity	
2.5	™ GB	MC = 13%	SM		······································	
				2.8	(CL) Lean CLAV with Calebracus Speaker mainty dark grow (7 EVD 4/4) with white (7 EVD	3458.3
					8/1) specks; matrix has no reaction to 10% HCl solution, specks have a strong reaction to	
					10% HCl solution.	
	🕲 GB	MC = 19%			Army Corps of Engineers Cone Penetrometer was pushed its full 21 inches under a 280	
			CL		psi loading at 3.75 feet.	
50						
	<i>2</i> + 1					
	🖑 GB	MC = 19%		6.0	Bottom of test pit at 6.0 feet	3455.0

		Lorenzen Soil M 5730 Exprressw Missoula, MT 5 Telephone: 406	/lechan vay Uni 59808 5-830-0	ics, Inc. t H 0633		Agenda # TEST PIT NUMBEL PAGE 1 OF	<i>₿15.</i> 1
CLIEN	IT Upslo	ope Development				PROJECT NAME 46 <sup>th</sup> St. S & CentralAvenue	
PROJ	ECT NUN	MBER_AK24				PROJECT LOCATION Great Falls	
DATE	STARTE	<b>D</b> _7/17/24		COMPL	ETED _7/17/24	GROUND ELEVATION _3463 ft TEST PIT SIZE _36 inches	
EXCA	VATION		_et 'er E	Buck Co	nstruction	GROUND WATER LEVELS:	
EXCA	VATION	METHOD CASE	CX60C	Mini-E	xcavator	AT TIME OF EXCAVATION GW table was not encountered.	
LOGO	ED BY	Lorenzen		CHECK	ED BY Lorenzen	AT END OF EXCAVATION GW table was not encountered.	_
NOTE		30.227'; W111° 13	3.654'			AFTER EXCAVATION	
DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG		MATERIAL DESCRIPTION	
0.0	🖑 GB	MC = 10%		7 <u>11</u> 7	(ML) TOPSOIL, Sil	ty Loam, with Vegetative Organics; dry; very dark brown (7.5YR 2.5/2);	
	-		ML	<u>// \//</u>	no reaction to 10% 0.8 Army Corps of Fng	HCl solution. gineers Cone Penetrometer was pushed 4.25 inches under a 320 psi 34/	62.3
	MB GB	MC = 5%	GP		l.0 loading at the grou		62.0
			1		(GP) ROCK SLAB	Layer - Cobble-sized Sandstone, flat.	
			SM		are slightly plastic.		
2.5					2.5	34	60.5
· _	B GB	MC = 17%	СН		(CH) Fat CLAY witi (2.5Y 7/1) inclusior strength, brittle. Army Corps of Eng loading at 3.3 feet.	h Calcareous Inclusions; moist; brown (2.5Y 4/3) with light reddish gray ns; strong reaction to 10% HCl solution; very high plasticity; high dry pineers Cone Penetrometer was pushed 16.75 inches under a 320 psi	
5.0	-		СН		5.0 (CH) Fat CLAY witi (2.5Y 7/1) inclusior strength, brittle.	34: h Calcareous Inclusions; moist; black (2.5Y 4/1) with light reddish gray is; strong reaction to 10% HCl solution; very high plasticity; high dry	<u>.58.</u>
	😗 GB	MC = 25%			3.5	Bottom of test pit at 6.5 feet	56.5
						24(	6

									a #15.
	Lorenzen Soil Mechanics, Inc. 5730 Exprressway Unit H Missoula, MT 59808 Telephone: 406-830-0633							PAGE 1 O	F 1
CL	IEN	T Upsic	pe Development					PROJECT NAME _46 <sup>th</sup> St. S & CentralAvenue	
PR	OJE		IBER AK24					PROJECT LOCATION Great Falls	
DA	TE	STARTE	<b>D</b> <u>7/17/24</u>	(	COMP	LETED	<b>)</b> <u>7/17/24</u>	GROUND ELEVATION _3457 ft TEST PIT SIZE _36 inches	
EX	CA	ATION		et 'er E	Buck C	Constru	ction	GROUND WATER LEVELS:	
EX	CA	ATION	METHOD CASE	CX60C	; Mini-	Excava	ator	AT TIME OF EXCAVATION GW table was not encountered.	
	GG	ED BY _	Lorenzen	. 462'	CHEC	KED B	Y Lorenzen	AT END OF EXCAVATION GW table was not encounted	ered.
		<b>0</b> 1147	50.207, WITT 15	1.403					eu.
	(#)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG			MATERIAL DESCRIPTION	
		👺 GB	MC = 2%	SM	<u>x1 /</u> x	0.3	(SM) TOPSOIL, Si	ilty Loam, with Vegetative Organics; dry; brown (7.5YR 4/2); 10% HCl	3456.7
	-						Army Corps of Eng	gine sample. gineers Cone Penetrometer was pushed 3 inches under a 320 psi	
	-						(SP) Poorly Grade	d SAND; dry; dark brown (7.5YR 3/3); no reaction to 10% HCl solution.	
	-			SP					
	_ †	🖏 GB	MC = 4%						
2 <u>2.</u> 2	<u> </u>								
	-					3.0	(SP) Poorly Grade	d SAND; damp; very dark brown (7.5YR 2.5/2); no reaction to 10% HCI	3454.0
	+	🖱 GB	MC = 6%	-			solution.		
∐ ≥ - -	-			SP			Army Corps of Eng	gineers Cone Penetrometer was pushed its full 21 inches under a 320	
	-						psi loading at 3.5 f	eet.	
5.0	0					5.0	(SP) Poorly Grade	d SAND: damp: dark brown (7.5YR 3/3): no reaction to 10% HCl	3452.0
	-						solution.		
	+	🖏 GB	MC = 7%	-					
2-	-			1					
	-			SP					
7.	5								
	_								
	_								
						9.0			3448.0
							(SP) Poorly Grade solution.	a SAND; moist; olive brown (2.5Y 4/4); strong reaction to 10% HCl	
2 10	.0			SP					
		🖏 GB	MC = 11%			10.5			3446.5
, ,								Bottom of test pit at 10.5 feet.	
S									
פֿ									
									47
								2	247





Agenda #15.

#### MONTANA WELL LOG REPORT

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

#### Site Name: BIG SKY MINI GOLF GWIC Id: 201968 DNRC Water Right: 30002292

#### Section 1: Well Owner(s)

1) BURGER, RODNEY (MAIL) 4408 14TH AVE. S GREAT FALLS MT 59405 [07/22/2011] 2) BURGER, RODNEY (WELL) 5000 SECOND AVE. NORTH GREAT FALLS MT 59405 [07/22/2011] 3) HARVIE, MARTIN W AND JEAN (MAIL) 5100 2ND AVE NORTH GREAT FALLS MT 59405 [04/20/2002]

#### Section 2: Location

Township Range		Section Quarter Se			ns	
20N	04E	9	NW¼ SE¼ NE¼ NE¼			
	County			Geocode		
CASCADE						
Latitude	)	Longitude		Geomethod Datu		
47.50622439	4444 -	111.22344996	1111	SUR-GPS NAE		
Ground Surfac	e Altitude	Ground Surf	ace Meth	od Datum	Date	
3458.7	08	SUR-	GPS	NAVD88	5/11/2012	
Measuring Po	int Altitude	MP Method	Datum	Date Ap	oplies	
3460.	65	SUR-GPS	NAVD88	5/22/2008 6	:10:00 PM	
Addition			Blo	ck	Lot	
BEEBE TRACTS	S				6A	

#### Section 3: Proposed Use of Water DOMESTIC (1)

#### Section 4: Type of Work

Drilling Method: ROTARY Status: NEW WELL

#### Section 5: Well Completion Date

Date well completed: Saturday, April 20, 2002

#### Section 6: Well Construction Details

Boreh	ole	dim	ens	ion	s
-					

From	То	Diameter
0	43	9
43	536	6

Casing

From	То	Diameter	Wall Thickness	Pressure Rating	Joint	Туре
-2	43	6	0.250			STEEL
10	536	5		250.00	THREADED	PVC

Completion	(Perf/Screen)

From	То	Diameter	# of Openings	Size of Openings	Description	
516	534	5	18	.125X6	SAW SLOTS	

### Annular Space (Seal/Grout/Packer)

		Cont.
From To	Description	Fed?

**Other Options** 

Return to menu Plot this site in State Library Digital Atlas Plot this site in Google Maps

<u>View hydrograph for this site</u> <u>View field visits for this site</u> <u>View water quality for this site</u> <u>View scanned well log\_(7/28/2006 9:18:30 AM)</u>

#### Section 7: Well Test Data

Total Depth: 536 Static Water Level: 172 Water Temperature:

#### Air Test \*

<u>.34</u> gpm with drill stem set at <u>530</u> feet for <u>1</u> hours. Time of recovery <u>2</u> hours. Recovery water level <u>172</u> feet. Pumping water level <u>\_</u> feet.

\* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.

#### Section 8: Remarks

### Section 9: Well Log

#### Geologic Source

330MDSN - MADISON GROUP OR LIMESTONE

From	То	Description
0	4	TOP SOIL SANDY CLAY
4	19	GRAY CLAY
19	35	BROWN SOFT SANDSONTE SANDY SHALE
35	43	GRAY SHALE WET AT 35 TO 40 FEET
43	65	GRAY SANDY SHALE
65	70	MAROON SHALE FIRM
70	78	GRAY SANDSTONE
78	81	GRAY SHALE
81	118	MAROON SANDSTONE WITH SOME THIN RED SHALE LAYERS
118	121	GRAY SHALE
121	127	RED SHALEROCK AND SHALE
127	130	GRAY SHALE
130	230	GRAY AND BROWN SANDSTONE TURNING TO NEER WHITE POSSIBLE SEEP BEFORE 140 FEET
230	240	GRAY GREEN SANDY SHALE
240	253	GRAY TO DARK GRAY SANDSTONE BASAL SANDSTONE OF THE KOOTENAI MAKING ESTIMATED 7 GPM FROM 240 TO 245 FEET

#### Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name:
Company: PAY BYRNE
License No: WWC-318
Date Completed: 4/20/2002

0	43	BENTONITE GROUT	
83	83	SHALE TRAP PACKER	
402	402	SHALE TRAP PACKER	

Site Name: BIG SKY MINI GOLF					
GWIC IO: 201968 Additional Lithology Records					
Erom To Description					
FIOIII	10				
253	280	DARK GRAY SHALE			
280	290	GRAY SANDSTONE			
290	314	GRAY GREEN SANDY SHALE			
314	318	VERY HARD GRAY BROWN SANDSTONE			
318	320	GRAY SHALE			
320	325	GRAY BROWN SANDSTONE			
325	333	GRAY SHALE			
333	338	VERY HARD GRAY BROWN LIMEY ROCK			
338	344	GRAY SHALE			
344	365	GRAY BROWN SANDSTONE			
365	370	DARK GRAY BLACK SANDY SHALE			
370	374	GRAY SANDY SHALE			
374	385	DARK GRAY SANDSTONE WITH MUCH PYRITE			
385	402	DARK GRAY SANDSTONE WITH THIN COAL SEAM			
402	536	MADISON LIMESTONE. LIGHT BROWN. BROWN. WHITE AND THIN SECTION OF GRAY.			


# **ASCE Hazards Report**

Standard: ASCE/SEI 7-22 Latitude: 47.504717

**Risk Category:** II Soil Class:

C - Very Dense

Longitude: -111.226117 Soil and Soft Rock

Elevation: 3517.2242817047168 ft (NAVD 88)



# Wind

### **Results:**

Wind Speed	107 Vmph
10-year MRI	75 Vmph
25-year MRI	81 Vmph
50-year MRI	87 Vmph
100-year MRI	92 Vmph
300-year MRI	101 Vmph
700-year MRI	107 Vmph
1,700-year MRI	115 Vmph
3,000-year MRI	119 Vmph
10,000-year MRI	129 Vmph
100,000-year MRI	148 Vmph
1,000,000-year MRI	167 Vmph

## Data Source:

Date Accessed:

ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2 Sat Nov 09 2024



Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2.



Site Soil Class: Results:	C - Very Den	C - Very Dense Soil and Soft Rock			
PGA M :	0.074	T∟ :	6		
S <sub>MS</sub> :	0.16	S <sub>s</sub> :	0.15		
S <sub>M1</sub> :	0.08	<b>S</b> <sub>1</sub> :	0.056		
S <sub>DS</sub> :	0.11	V <sub>S30</sub> :	530		
S <sub>D1</sub> :	0.053				

### Seismic Design Category: A



0.02

7

0

Ó

1

 $\label{eq:MCER} \mbox{Vertical Response Spectrum} \\ \mbox{Vertical ground motion data has not yet been made} \\ \mbox{available by USGS.} \\$ 

 $S_a^2(g)$  vs  $T(s)^3$ 

5

4

6

Design Vertical Response Spectrum Vertical ground motion data has not yet been made available by USGS.

 $S_a(g) vs T(s)$ 

0.04

0.02

Ó

1

5

6

7

4



#### Data Accessed:

Sat Nov 09 2024

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.



The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

Lorenzen Soil Mechanics, Inc.



# **APPENDIX B. PHOTOGRAPHS**
























































































































































Agenda #15.










































LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Conceptual Civil Reports** 

# MEADOWVIEW VILLAGE

A 163 lot Residential Subdivision in Great Falls, Montana

## Water Design Engineering Report

RevisionDateConceptual Design Submittal02/14/2025

Prepared for:

*Upslope Group* PO Box 16795 Missoula, MT 59808

405 Third Street NW, Suite 206 Great Falls, MT 59404 (406) 761-1955



3860 O'Leary Street, Suite A Missoula, MT 59808 (406) 203-0869 WATER DESIGN ENGINEERING REPORT Meadowview Village February 17, 2025



## MEADOWVIEW VILLAGE

Water Design Report Great Falls, Montana

## CERTIFICATION

I hereby state that this Water Design Report has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community of professional engineers. The analysis has been prepared utilizing procedures and practices within the standard accepted practices, and in accordance with the Montana Department of Environmental Quality



Robby Osowski Approved By February 14, 2025 Date

405 Third Street NW, Suite 206 Great Falls, MT 59404 (406) 761-1955

WOITHENG.COM TABLE OF CONTENTS 3860 O'Leary Street, Suite A Missoula, MT 59808 (406) 203-9548



## TABLE OF CONTENTS

1.	Gen	eral Information	1
1.	Α.	Description of Existing Water Works	1
1.	В.	Municipality or Area Served	1
1.	C.	Owner Information	1
1.	D.	Professional Engineer's Seal	1
2. Extent of Water System		nt of Water System	2
2.	Α.	Description of Area to Be Served	2
2.	В.	Future Requirements for Service	2
3.	Alte	rnate Plans	2
3.	Α.	Alternate Plans	2
4.	Site	Conditions	2
4.	Α.	Soil Conditions	2
4.	В.	Foundation Conditions	2
4.	C.	Groundwater Conditions	3
5.	Wate	er Use Data	3
5.	Α.	Population Trends	3
5.	В.	Present Water Consumption	3
5.	C.	Sources of Supply	4
5.	D.	Unusual Occurrences	4
5.	Ε.	Reduction in Water Loss	4
6.	Flow	/ Requirements	4
6.	Α.	Hydraulic Analysis	4
6.	В.	Fire Flows	4
7.	Sou	rces of Water Supply	4
8.	Prop	oosed Treatment Processes	4
9. Sewage System Available		age System Available	4
10.	. Waste Disposal		5

WATER DESIGN ENGINEERING REPORT Meadowview Village *February 17, 2025* 



11.	1. Automation		5
12	Project	t Site	5
	12.A.	Site Consideration	5
	12.B.	Neighboring Land Use	5
	12.C.	Pollution Sources	5
13	13. Financing5		5
14	14. Future Extensions		
15	5. References		



## 1. GENERAL INFORMATION

#### 1.A. DESCRIPTION OF EXISTING WATER WORKS

This 163-lot residential development is proposed on a 26.7-acre parcel located in Section 9, Township 20 North, Range 4 East in Great Falls, Montana. This parcel is more clearly located at the eastern terminus of Central Avenue and the intersection of 46<sup>th</sup> Street South. The parcel is currently vacant.

Existing water infrastructure includes an 8" PVC main that dead ends near the intersection of Central Avenue and 46<sup>th</sup> Street South. There is also a dead end 8" DIP in 46<sup>th</sup> Street South near the southern boundary of the parcel.

Existing sanitary infrastructure in the area includes a 10" PVC main that travels through the northwestern corner of the property with 2 existing manholes that reside on the property.

#### 1.B. MUNICIPALITY OR AREA SERVED

The proposed water main extension will serve the City of Great Falls, as an extension of the City's existing water transmission system.

#### 1.C. OWNER INFORMATION

Owner Contact Information	City of Great Falls 1025 25 <sup>th</sup> Avenue NE Great Falls, MT 50404
Developer Contact Information	Upslope Group PO Box 16795 Missoula, MT 59808

#### 1.D. PROFESSIONAL ENGINEER'S SEAL

See certification page



## 2. EXTENT OF WATER SYSTEM

#### 2.A. DESCRIPTION OF AREA TO BE SERVED

The proposed development will be phased out over several years. At full build-out, the development will contain 163 living units with a single lot set aside for the clubhouse with outdoor recreation area.

The proposed water main extension for the proposed project will include a looped 8" C900 DR-14 PVC water main along with an 8" C900 DR-14 PVC water main to connect the existing stubs in 46<sup>th</sup> Street South. Five of the proposed lots will have <sup>3</sup>/<sub>4</sub>" water service connections to 46<sup>th</sup> Street South, the remaining lots will have <sup>3</sup>/<sub>4</sub>" water service connections to the proposed looped water main.

#### 2.B. FUTURE REQUIREMENTS FOR SERVICE

The proposed water main loop will have dead end portion to the eastern property line for potential future connections.

## 3. ALTERNATE PLANS

#### 3.A. ALTERNATE PLANS

The proposed water main extensions connect to existing City of Great Falls mains directly adjacent to the proposed development. No other alternate plans were considered due to the proximity of the available City of Great Falls water transmission system.

## 4. SITE CONDITIONS

#### 4.A. SOIL CONDITIONS

A geotechnical report for the property was done by Lorenzen Soil Mechanics on November 11, 2024. According to their report the area of the proposed development has poorly graded sand on the eastern portion and areas of fat clay on the western portion. Within the site you can find slopes that range from 0-5%.

#### 4.B. FOUNDATION CONDITIONS

Foundation conditions at building sites will be suitable for construction in accordance with recommendations outlined in the geotechnical report.

WATER DESIGN ENGINEERING REPORT Meadowview Village February 17, 2025



#### 4.C. GROUNDWATER CONDITIONS

Well log information for the site is given by two nearby existing domestic wells. Property address 5000 2<sup>nd</sup> Avenue North GWIC Well ID# 201968 has a total well depth of 536 feet and a static water level of 172 feet. Property address 4803 3<sup>rd</sup> Avenue South GWIC Well ID# 33438 has a total well depth of 480 feet and a static water level of 150 feet.

### 5. WATER USE DATA

#### 5.A. POPULATION TRENDS

The estimated maximum population which will be served by the proposed water main extensions will include a total of 163 living units. An average of 2.5 residents per living unit is assumed per Section 3.1 of Montana Department of Environmental Quality Circular 4, for a total of 408 residents.

#### 5.B. PRESENT WATER CONSUMPTION

Water usage for the proposed development includes domestic water demands and irrigation demands. The average daily demand during the summer months, when landscaping requires irrigation, is calculated in this section.

#### Average Daily Demand

The average daily demand, including domestic demands and irrigation demands, was calculated based on the following assumptions:

Single Family: 100 gallons per day per resident (as per DEQ 4)

The average daily domestic demand for entire subdivision is calculated as follows:

$$D_{DOM} = (408 \text{ residences} * 100 \text{ gpd}) = 40,800 \text{ gpd}$$

*Irrigation:* Two inches per week during the summer months (June-August). Assuming 75% of lot area is irrigated.

The average daily irrigation demand during the summer months is calculated as follows:

$$D_{IRR} = \left(\frac{2"}{week}\right) \left(\frac{1'}{12"}\right) \left(\frac{7.48 \text{ gal}}{\text{ft}^3}\right) \left(\frac{\text{week}}{7 \text{ days}}\right) (138,848 \text{ ft}^2 \text{ landscaping}) = 24,728 \text{ gpd}$$



Thus, the total average daily demand during the summer months, when water usage will be at its most severe, is **65,528** gallons per day.

#### Peak Instantaneous Demand

To be determined.

5.C. SOURCES OF SUPPLY

Please reference the City of Great Falls' PWS (PWSID: MT0000525) on file for detailed information.

5.D. UNUSUAL OCCURRENCES

N/A

5.E. REDUCTION IN WATER LOSS

N/A

#### 6. FLOW REQUIREMENTS

6.A. HYDRAULIC ANALYSIS

To be determined.

6.B. FIRE FLOWS

To be determined.

## 7. SOURCES OF WATER SUPPLY

The City of Great Falls will be responsible for the source of water supply.

## 8. PROPOSED TREATMENT PROCESSES

There are no proposed treatment processes for this project. The proposed water main will connect to the City of Great Falls' existing public water system.

## 9. SEWAGE SYSTEM AVAILABLE

The existing sewage collection system adjacent to the development are owned and operated by the City of Great Falls. The proposed sewer mains to be installed as part of the development will

WATER DESIGN ENGINEERING REPORT Meadowview Village February 17, 2025



maintain a minimum 10-foot horizontal and 18-inch vertical edge-to-edge separation from all existing and proposed water transmission mains.

## 10. WASTE DISPOSAL

Please reference the City of Great Falls' PWS (PWSID: MT0000525) on file for detailed information.

## 11. AUTOMATION

Automated controls are not proposed for this project.

## 12. PROJECT SITE

12.A. SITE CONSIDERATION

Alternate sites were not considered for this project.

12.B. NEIGHBORING LAND USE

Adjacent land uses include residential, commercial, and vacant land

#### **12.C. POLLUTION SOURCES**

Please reference the City of Great Falls' PWS (PWSID: MT0000525) on file for potential source water pollution sources.

## 13. FINANCING

Please reference the City of Great Falls' PWS (PWSID: MT0000525) on file for details.

## 14. FUTURE EXTENSIONS

A dead end portion of the water main will be extended to the eastern property line.

## 15. References

Montana Department of Environmental Quality, "Standards for Water Works", Circular DEQ-1

Montana Department of Environmental Quality, "Standards for Subsurface Wastewater Treatment Systems", Circular DEQ-4

WATER DESIGN ENGINEERING REPORT Meadowview Village *February 17, 2025* 



American Water Works Association, "Sizing Water Services Lines and Meters" M22 Third Edition

# MEADOWVIEW VILLAGE

A 163 lot Residential Subdivision in Great Falls, Montana

## **Sanitary Sewer Design Engineering Report**

(406) 761-1955

Revision Date Conceptual Design Submittal 02/14/2025 Prepared for: Upslope Group PO Box 16795 Missoula, MT 59808 Woith Engineering, Inc. 3860 O'Leary Street, Suite A Missoula, MT 59808 (406) 203-0869 Third Street NW, Suite 206 Great Falls, MT 59404

ENGINEERS & SURVEYORS

SANITARY SEWER DESIGN ENGINEERING REPORT Meadowview Village February 17, 2025



## MEADOWVIEW VILLAGE

Sanitary Sewer Design Report Great Falls, Montana

## CERTIFICATION

I hereby state that this Sanitary Sewer Design Report has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community of professional engineers. The analysis has been prepared utilizing procedures and practices within the standard accepted practices, and in accordance with the Montana Department of Environmental Quality.



<u>Robby Osowski</u> Approved By February 14, 2025 Date

405 Third Street NW, Suite 206 Great Falls, MT 59404 (406) 761-1955

WOITHENG.COM TABLE OF CONTENTS 3860 O'Leary Street, Suite A Missoula, MT 59808 (406) 203-9548



## TABLE OF CONTENTS

1. Inti	roduction	1
1.A.	Problem Defined	1
1.B.	Design Conditions	2
1.C.	Impact on Existing Wastewater Facilites	3
1.D.	Project Description	3
1.E.	Drawings	4
1.F.	Design Criteria	4
1.G.	Site Information	4
1.H.	Alternative Anaylsis	4
1.I.	Eviromental Impacts	4
2. Re	ferences	5

SANITARY SEWER DESIGN ENGINEERING REPORT Meadowview Village *February 17, 2025* 



WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS

## 1. INTRODUCTION

This 163-lot residential development is proposed on a 26.7-acre parcel located in Section 9, Township 20 North, Range 4 East in Great Falls, Montana. This parcel is more clearly located at the eastern terminus of Central Avenue and the intersection of 46<sup>th</sup> Street South. The parcel is currently vacant.

Existing water infrastructure includes an 8" PVC main that dead ends near the intersection of Central Avenue and 46<sup>th</sup> Street South. There is also a dead end 8" DIP in 46<sup>th</sup> Street South near the southern boundary of the parcel.

Existing sanitary infrastructure in the area includes a 10" PVC main that travels through the northwestern corner of the property with 2 existing manholes that reside on the property. An existing sanitary sewer lift station resides just past the southeastern corner of the property in the Sunrise Court Addition near the intersection of 1<sup>st</sup> Avenue South and 51<sup>st</sup> Street South.

The proposed sanitary sewer improvements are an extension of the City of Great Falls sanitary sewer collection system. The owner and developer contact information are as follows:

Owner Contact Information:	City of Great Falls 1025 25 <sup>th</sup> Avenue NE Great Falls, MT 50404
Developer Contact Information:	Upslope Group PO Box 16795 Missoula, MT 59808

#### 1.A. PROBLEM DEFINED

The sanitary sewer infrastructure for the proposed subdivision will be broken out into 2 discharge locations. The roughly western one third of the proposed lots will be serviced by new 8" SDR-35 PVC sanitary sewer mains that will connect to the existing 10" PVC sanitary sewer main that runs through the northwestern portion of the current property.

Due to elevation and bury depth constraints, the remaining two thirds of the proposed lots will be serviced by new 8" SDR-35 PVC mains that will be routed to the existing sanitary sewer lift station to the southeast of the property. With this routing, a small portion of the most northeastern lots will have private lift stations to connect to this new gravity system. These design constraints are discussed further below.



#### 1.B. DESIGN CONDITIONS

The peak sanitary sewer design flow for this development was estimated using the wastewater flow rates outlined in Section 3.1 of Montana Department of Environmental Quality Circular 4. The proposed 163 living units have been assumed to each have 2.5 residents. The two service areas are broken down below.

#### Area 1: Western one-third to existing City system

72 lots serviced at 2.5 residents per living unit is 180 total residents. The average daily domestic demand is calculated as follows:

$$D_{DOM} = (180 \text{ residences} * 100 \text{ gpd}) = 18,000 \text{ gpd}$$

A peaking factor is applied to the total daily flow to determine the design flow rate for a total population of 180:

Peaking Factor = 
$$\frac{18 + \sqrt{P}}{4 + \sqrt{P}} = \frac{18 + \sqrt{0.18}}{4 + \sqrt{0.18}} = 4.16 * 18,000 \text{ gpd} = 74,880 \text{ gpd}$$

Therefore, the peak design flow rate for this phase of development is calculated as follows:

$$Q_{max} = 74,880 \text{ gpd} * \left(\frac{0.13 \text{ cf}}{\text{gal}}\right) * \left(\frac{\text{day}}{86,400 \text{ sec.}}\right) = 0.113 \text{ cfs}$$

The entirety of the peak design flow for this proposed service area will flow through newly installed 8" PVC sanitary sewer mains. The capacities of the proposed new 8" PVC sanitary sewer mains are calculated in the following section.

The capacities of the proposed and existing sanitary sewer mains were calculated using the Chezy-Manning formula:

$$Q_{\rm C} = \left(\frac{1.49}{n}\right) A R^{\frac{2}{3}} \sqrt{s}$$

Where

s = pipe slope (ft/ft) n = manning's coefficient for PVC pipe

$$R = A/P = diameter/4 = 0.167 ft$$

A = cross-sectional area of pipe =  $0.349 \text{ ft}^2$ 

The new 8" PVC sanitary sewer mains will have a minimum slope of 0.4%. Thus, its capacity is calculated as follows:



$$Q_{\rm C} = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}}\sqrt{s} = \left(\frac{1.49}{0.011}\right) (0.349)(0.167)^{\frac{2}{3}}\sqrt{0.004} = 0.906 \text{ cfs}$$

#### Area 2: Eastern two-thirds to existing City lift station

91 lots serviced at 2.5 residents per living unit is 228 total residents. The average daily domestic demand is calculated as follows:

$$D_{DOM} = (228 \text{ residences} * 100 \text{ gpd}) = 22,800 \text{ gpd}$$

A peaking factor is applied to the total daily flow to determine the design flow rate for a total population of 180:

Peaking Factor = 
$$\frac{18 + \sqrt{P}}{4 + \sqrt{P}} = \frac{18 + \sqrt{0.228}}{4 + \sqrt{0.228}} = 4.13 * 22,800 \text{ gpd} = 94,164 \text{ gpd}$$

Therefore, the peak design flow rate for this phase of development is calculated as follows:

$$Q_{max} = 94,164 \text{ gpd} * \left(\frac{0.13 \text{ cf}}{\text{gal}}\right) * \left(\frac{\text{day}}{86,400 \text{ sec.}}\right) = 0.142 \text{ cfs}$$

The entirety of the peak design flow for this proposed service area will flow through newly installed 8" PVC sanitary sewer mains. The capacities of the proposed new 8" PVC sanitary sewer mains are calculated in the following section.

The capacities of the proposed and existing sanitary sewer mains were calculated using the Chezy-Manning formula:

$$Q_{\rm C} = \left(\frac{1.49}{n}\right) A R^{\frac{2}{3}} \sqrt{s}$$

Where

s = pipe slope (ft/ft) n = manning's coefficient for PVC pipe R = A/P = diameter/4 = 0.167 ft A = cross-sectional area of pipe = 0.349 ft<sup>2</sup>

The new 8" PVC sanitary sewer mains will have a minimum slope of 0.4%. Thus, its capacity is calculated as follows:

$$Q_{\rm C} = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{s} = \left(\frac{1.49}{0.011}\right) (0.349) (0.167)^{\frac{2}{3}} \sqrt{0.004} = 0.906 \text{ cfs}$$



#### 1.C. IMPACT ON EXISTING WASTEWATER FACILITIES

The existing sanitary sewer infrastructure that will be impacted is broken out into the two service area discharges. Area 1 being the western one-third of the subdivision is roughly 12% of the capacity of an 8" PVC sanitary sewer main installed at the minimum slope. This service area will connect to existing 10" PVC sanitary sewer mains near the northwestern corner of the property.

The eastern two-thirds of the development is roughly 16% of the capacity of an 8" PVC sanitary sewer main installed at the minimum slope. The proposed service area 2 was designed around the depth constraints of the existing City sanitary sewer lift station #9 to the southeast. The tie in elevation to this existing lift station is determined to be the top of the wet will pit elevation shown on the rehabilitation plans by NCI in 2018. These elevation references are shown in sanitary sewer sheet C4.6 of the conceptual construction drawings. Elevations of the roads and alleys were based on maintaining a minimum cover depth of this sanitary sewer main extension. 17 lots in the northeastern corner of the property will use individual or shared private lift stations to a force sewer main that will discharge to the terminus of the gravity sewer main near the intersection of the two main private roadways.

Any alterations needed to the existing lift station will be carefully coordinated with the development team, the City, and their maintenance partners. The development team understands this could mean altering existing pumps, floats, pits, or a full rehabilitation/replacement of the existing lift station. Any modifications needed to the elevation of the proposed gravity sanitary sewer line connection to the existing lift station will be coordinated with the responsible parties. Woith Engineering has been in discussions with multiple subconsultants to determine the best path forward for the existing lift station and has full intention of further coordinating these efforts.

#### 1.D. PROJECT DESCRIPTION

The proposed sanitary sewer extensions will be broken out into two service areas that are discussed further above.

#### 1.E. DRAWINGS

Attached in the submittal.

#### 1.F. DESIGN CRITERIA

The design criteria for this project follows the guidelines set out by the City of Great Falls and the Montana Department of Environmental Quality Circular 2 and Circular 4. For sewer main criteria used, refer to the sanitary sewer construction plan sheets.

The proposed conventional gravity sewer collection system is to be constructed to the 7<sup>th</sup> Edition of Montana Public Works Standard Specifications (MPWSS). In particular, the proposed sewer



## main shall be entirely 8" SDR-35 PVC pipe. The manholes shall be a standard 48" diameter eccentric-type precast concrete manhole.

#### 1.G. SITE INFORMATION

The project site is currently vacant. The current parcel has a 10" sanitary sewer main traveling through the northwestern corner of the property and an existing City sanitary sewer lift station to the southeast.

#### 1.H. ALTERNATIVE ANALYSIS

The proposed sewer main extensions connect to existing gravity sewer mains directly adjacent to the proposed development. No other alternate plans were considered due to the proximity of the available City of Great Falls sewer collection system.

#### 1.I. ENVIRONMENTAL IMPACTS

Environmental impacts will be negligible, since the sewer main is a closed piping system that has eliminated any path for water mitigation. There are no known potential sources of adverse environmental impact on the project site.

## 2. References

Montana Department of Environmental Quality, "Design standards for Public Sewage Systems", Circular DEQ-2

Montana Department of Environmental Quality, "Standards for Subsurface Wastewater Treatment Systems", Circular DEQ-4

# MEADOWVIEW VILLAGE

A 163 lot Residential Subdivision in Great Falls, Montana

## Storm Drainage Design Report

RevisionDateConceptual Design Submittal02/14/2025

Prepared for:

*Upslope Group* PO Box 16795 Missoula, MT 59808

405 Third Street NW, Suite 206 Great Falls, MT 59404 (406) 761-1955



3860 O'Leary Street, Suite A Missoula, MT 59808 (406) 203-0869 STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025



## MEADOWVIEW VILLAGE

Storm Drainage System Design Report Great Falls, Montana

## CERTIFICATION

I hereby state that this Storm Drainage Report has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community of professional engineers. The analysis has been prepared utilizing procedures and practices within the standard accepted practices, and in accordance with the City of Great Falls Storm Drainage Design Manual.



<u>Robby Osowski</u> Approved By February 14, 2025 Date

405 Third Street NW, Suite 206 Great Falls, MT 59404 (406) 761-1955

WOITHENG.COM TABLE OF CONTENTS 3860 O'LEARY STREET, SUITE A MISSOULA, MT 59808 (406) 203-9548



## TABLE OF CONTENTS

1.	Intr	oduction	1
1.	.A.	Project Location	1
1.	.В.	Description of Property	1
1.	.C.	Drainage Criteria	1
2.	Hist	toric Drainage System	2
2.	.A.	Major Basin Description	2
3.	Pro	posed Drainage System	2
3.	.A.	Design Concepts	2
3.	.В.	Design Details	3
3.	.C.	Maintenance And Access	4
4.	Pos	t Construction Water Quality	4
4.	.A.	Design Concept	4
4.	.В.	Design Details	5
5.	Sun	nmary	5
5.	.A.	Relation To Off-Site Drainage Features	5
5.	.В.	Summary Of Proposed Improvements	5
5.	.C.	Floodplain Impacts	5
5.	D.	State Or Federal Regulations	5
5.	.E.	Compliance With Applicable Standards and Regulations	5



## 1. INTRODUCTION

#### 1.A. PROJECT LOCATION

This 163-lot residential development is proposed on a 26.7-acre parcel located in Section 9, Township 20 North, Range 4 East in Great Falls, Montana. This parcel is more clearly located at the eastern terminus of Central Avenue and the intersection of 46<sup>th</sup> Street South. The parcel is currently vacant.

#### 1.B. DESCRIPTION OF PROPERTY

The existing property land use is currently vacant. The property does not contain any major topographic features; existing slopes range from one to five percent with some slopes exceeding 15 percent in the existing drainage ways. The existing ground cover consists of grassed range land, with no agriculture use. The property is not located in or adjacent to a flood hazard zone.

There are two major existing drainage ways or receiving channels across the property. Both travel from the southwest to the northeast across the property. Both of these drainage ways carry uncontrolled runoff from the surrounding properties. Outside of the proposed 26.7-acre parcel, 57.14 acres of surrounding existing property and City right-of-way contribute to this regions stormwater basin. The basin that will be analyzed for this proposed project will be a total of 84.05 acres. Details of the basin can be found in Appendix A.

The two major existing drainage ways discharge near the northeast corner of the property and travel to the existing lowland area near 2<sup>nd</sup> Avenue North. This lowland area is then pumped by a Montana Department of Transportation (MDT) lift station to an existing City stormwater collection system.

#### 1.C. DRAINAGE CRITERIA

The applicable stormwater design standard for the project is the Storm Drainage Design Manual for the City of Great Falls, published by the City of Great Falls Public Works Department. A Stormwater Management Permit is required for the project, as it will create more than 15,000 square feet of new impervious surface. The design of the proposed storm drainage system and post-construction stormwater quality best management practices (BMPs) are discussed in the following sections. Design storm event designations per the City of Great Falls Storm Drainage Design Manual are usually followed, but further restrictions have been discussed with MDT and the City and are outlined below:

Major Storm Event: 100-year, 24-hour rainfall event

STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025



*Minor Storm Event:* 5-year, 24-hour rainfall event

*Water Quality Event:* 0.5-inches of rainfall

In accordance with the Montana Department of Environmental Quality's General Permit for Storm Water Discharges Associated with Small Municipal Separate Storm Sewer Systems (MS4), the storm drainage system must be designed to infiltrate, evapotranspire, or capture for reuse the first 0.5 inches of rainfall from a 24-hour storm preceded by 48 hours of no precipitation. Any remaining runoff from the first 0.5 inches of rainfall not infiltrated, evapotranspired, or captured for reuse must be treated by stormwater best management practices (BMPs) to remove 80% total suspended solids (TSS).

## 2. HISTORIC DRAINAGE SYSTEM

#### 2.A. MAJOR BASIN DESCRIPTION

This roughly 84-acre drainage basin is intended to controlled via a regional stormwater facility. Coordination efforts between the development team, the City, MDT, and neighboring property owners have been ongoing and will continue to further the design and implementation of this regional facility. The regional stormwater facility will be built by the development team and transferred to the City at the end of the proposed development's buildout.

A PCSWMM (Stormwater Management Model) was created to analyze the contributing basin and help size the stormwater detention pond. This model will be further developed and coordinated with the appropriate agencies to ensure all design standards are met. The model uses the guidance and controlling data outlined in Section 4.4 of the City of Great Falls Storm Drainage Design Manual.

## 3. PROPOSED DRAINAGE SYSTEM

#### 3.A. DESIGN CONCEPTS

The proposed storm drainage system will capture runoff from the entire 84.07-acre basin and convey it to the regional stormwater facility. Stormwater infrastructure will be installed throughout the development to accommodate the proposed private road and alleys and their changes in grade and elevation.

Stormwater infrastructure will also be installed to help accommodate the offsite drainage issues. A piping system and ditch will be installed along the south boundary line traveling from the regional stormwater pond to the low point in 46<sup>th</sup> Street South. This will convey runoff from the currently



uncontrolled 46<sup>th</sup> Street South right-of-way and the offsite flows to the south. A ditch will be installed along the northern boundary to control offsite flows from the north.

#### 3.B. DESIGN DETAILS

The basin's pre-developed conditions were analyzed to better understand the downstream impacts. These pre-developed conditions also helped determine the sizing of the proposed regional stormwater detention pond. The PCSWMMM model produced the relative existing flow paths established by Lidar topographic data of the surrounding area. Each subbasin was given certain percent impervious values based on the best judgment of the current conditions. The entire basin's pre-developed condition was analyzed using the 5-year 24-hour storm event. These results produced a pre-developed rate of 13.13 cfs. These sub-basin controlling values and model results can be seen in Appendix B.

The basin's post-developed conditions were analyzed to help size the regional stormwater detention pond and conveyance facilities throughout the proposed development. Outside of the proposed development, the offsite contributing areas need to be analyzed for their post-developed conditions as this regional stormwater detention pond will control all current, proposed, and future development in the basin. Each subbasin was given an anticipated percent impervious value of 31%. The post-developed analysis used the 100-year 24-hour storm event. The detention pond was sized to route said event and release at the pre-developed 5-year 24-hour storm event of 13.13 cfs. This generated a required pond volume of roughly 300,750 cf. These sub-basin controlling values and model results can be seen in Appendix C. The model will further progress with the design and be coordinate with the City.

The proposed regional stormwater detention pond will release at the combined pre-developed rate of the 84.07-acre basin. This is to ensure no negative downstream impacts will occur. The release runoff from the detention pond will follow the natural drainage path of the area and end up in the existing lowland area to the northeast. Due to the sensitive nature of the release pattern of this detention pond, coordination with the neighboring downstream landowner and controlling agencies has occurred. Just to the east of the proposed development, Northwestern Energy owns a strip of land that the flow pattern will need to cross to get to the existing lowland. The City has requested that the development team be granted an easement for this runoff pattern. Understanding that details need to be finalized on the pond's release point and runoff conveyance to the existing lowland, Northwestern Energy has provided a letter stating they are willing to work with the development team on providing said easement. The City also requested that the development coordinate with MDT, as the existing lowland is controlled via their lift station. MDT has provided a conditional design approval letter outlining the parameters as to which the proposed detention pond is to be design too. These letters can be found in Appendix D.



#### **3.C. MAINTENANCE AND ACCESS**

System components need to be properly maintained and serviced to maintain adequate function throughout the life of the system. System components that require routine inspection and maintenance include, but are not limited to, inlets, manholes, storm drain piping, and detention ponds. The stormwater system components should be inspected routinely to ensure proper function of the system. Storm drain inlets, manholes, and piping should be visually inspected monthly and immediately following any major storm to examine for buildup of sediment or any type of blockage that would impede proper function. If anything is discovered during inspections, it should be immediately removed to return the drains to normal operation.

Ponds should be visually inspected monthly and immediately following any major storm event to examine for buildup of sediment in the bottom of the pond that would reduce detention capacity. Water quality structures and any inlet and outfall structures should also be inspected in the same manner to determine if any blockages exist on the inlet or outfall sides of the structures and to remove them if so to maintain normal operation.

All system maintenance is the responsibility of the owner and should be completed immediately if deemed necessary by inspection to avoid system failure. A final stormwater system maintenance plan will be carefully coordinate with the City as they will be the final owners of the regional stormwater detention pond.

## 4. POST CONSTRUCTION WATER QUALITY

#### 4.A. DESIGN CONCEPT

The Montana Department of Environmental Quality MS4 General Permit requires that all regulated projects implement post-construction storm water management controls that are designed to infiltrate, evapotranspire, and/or capture for reuse the post-construction runoff generated from the first 0.5 inches of rainfall from a 24-hour storm preceded by 48 hours of no measurable precipitation. For projects that cannot meet 100% of the runoff reduction requirement, the remainder of the runoff from the first 0.5 inches of rainfall must be treated onsite using post-construction storm water management control(s) expected to remove 80 percent total suspended solids (TSS).

The proposed developments building style and lot it is built upon, limits the constructability of onsite infiltration, evapotranspiration, or capturing for reuse. Soil conditions limit the design to prevent infiltration, while site size limits other post-construction BMP styles for evapotranspiration

## STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025



or reuse. Therefore, the entire water quality volume is intended to be treated with an alternative method. This could include a separator unit or a facility of similar nature.

A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the City's Public Works Department for reivew and approval for each phase of construction. At this time, muliple phases shown in the perliminary plat could be constructed at one time. This will control the SWPPP that is submitted for each phase of construction. The development team will adhere to all SWPPP policies and procedures as the construction phasing is determined.

#### 4.B. DESIGN DETAILS

The preliminary water quality volume (WQV) and runoff treatment flow rate (RTF) were determined for the entire 84.07-acre basin. The site has a WQV of 50,201 cubic feet and an RTF of 21.61 cfs. Details on the water quality calculations are included in Appendix E.

### 5. SUMMARY

#### 5.A. RELATION TO OFF-SITE DRAINAGE FEATURES

The project complies with off-site runoff considerations as coordinated with the City of Great Falls, Northwestern Energy, and MDT.

#### 5.B. SUMMARY OF PROPOSED IMPROVEMENTS

The project will include a new regional stormwater detention pond that will control the runoff from the entire 84.07-acre contributing basin.

#### 5.C. FLOODPLAIN IMPACTS

There are no foreseen floodplain impacts from the proposed development.

#### 5.D. STATE OR FEDERAL REGULATIONS

Montana Department of Environmental Quality Circular 8, Montana Standards for Subdivision Storm Drainage, is applicable to this project.

#### 5.E. COMPLIANCE WITH APPLICABLE STANDARDS AND REGULATIONS

The project will comply with the City of Great Falls Storm Drainage Design Manual and Montana Department of Environmental Quality Circular 8.

STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025



# APPENDIX A

**Subbasin Map** 



STOR	STORMWATER BASIN CONTRIBUTING AREAS			
IDENTITY	LANDOWNER	ACREAGE		
1	UPSLOPE GROUP LLC	26.9		
2	CITY OF GREAT FALLS ROW	8.27		
3	KELMAN ZOLLIE ESTATE	0.27		
4	GARY RANDALL H ETAL	3.12		
5	PIZZA TOWN HOLDCO LLC	0.42		
6	Z AND S ASSOCIATES LLP	4.22		
7	ARROTTA SANDRA L	1.91		
8	WISCH DENNIS DALE	2.18		
9	WESTERN NATIONAL PROP	0.68		
10	EASTER SEALS GOODWILL	1.51		
11	BREEDEN RAEGEN C	3.19		
12	CALVARY CHAPEL OF GF	0.87		
13	ROMAN CATHOLIC BISHOP OF GF	3.61		
14	CHURCH OF JESUS CHRIST LDS	4.40		
15	SHIPEK ROBERT E & SHARON L	8.69		
16	DORAN DANIEL PATRICK & JULIE ANN	4.35		
17	CITY OF GREAT FALLS	0.92		
18	CITY OF GREAT FALLS HOUSING AUTH.	7.00		
19	NORTHWESTERN ENERGY	1.12		
20	GREAT FALLS PUBLIC SCHOOLS	0.42		
	TOTAL	84.05		


STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025



## APPENDIX B

**Pre-developed Conditions** 

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.2 (Build 5.2.4)

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Raingage Summary

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

Name	Data Source	Data Type	Recording Interval
100YR-24HR	100YR-24HR	INTENSITY	60 min.
100YR-2HR	100YR-2HR	INTENSITY	5 min.
10YR-2HR	10YR-2HR	INTENSITY	5 min.
2YR-24HR	2YR-24HR	INTENSITY	60 min.
2YR-2HR	2YR-2HR	INTENSITY	5 min.
5YR-24HR	5YR-24HR	INTENSITY	60 min.
5YR-2HR	5YR-2HR	INTENSITY	5 min.

#### 

Subcatchment Summary

Name Outlet	Area	Width	%Imperv	%Slope Rain Gage
OFF_1	5.98	539.59	31.00	3.4220 5YR-24HR
OFF 10	0 69	860 50	29 00	1 3720 5YR-24HR
J2A	0.05	000.00	29.00	1.0,20 011 2111
OFF_11	7.19	432.00	29.00	1.3350 5YR-24HR
J2A				
OFF_12	5.69	872.48	29.00	2.1770 5YR-24HR
OFF 13	0 47	31/ 03	10 00	2 8640 570-2440
OF1	0.47	514.05	10.00	2.0040 516 2416
OFF_2	3.28	509.19	31.00	3.2910 5YR-24HR
J3B				
OFF_3	3.04	427.78	10.00	3.5290 5YR-24HR
J3B	C 11		10.00	
JT4A	0.41	469.52	10.00	3.0370 SIR-24HR
OFF 5	4.51	386.81	10.00	3.4700 5YR-24HR
 J4A				
OFF_6	5.72	599.06	29.00	2.8160 5YR-24HR
J4A				

OFF_7	1.89	518.50	50.00	2.2640	5YR-24HR
J5A					
OFF_8	4.83	518.50	10.00	2.2640	5YR-24HR
J5A					
OFF_9	4.31	860.50	29.00	1.3720	5YR-24HR
J2A					
PRE_BASIN_1 OF1	1.12	924.62	0.00	3.2230	5YR-24HR
PRE BASIN 2	4.48	548.54	0.00	3.4610	5YR-24HR
J1B					
PRE_BASIN_3	6.69	754.93	0.00	5.8460	5YR-24HR
J3A					
PRE_BASIN_4	0.55	314.03	0.00	2.8640	5YR-24HR
OF1					
PRE_BASIN_5	2.04	872.48	0.00	2.1770	5YR-24HR
J1A					
PRE_BASIN_6	2.09	500.34	0.00	2.9460	5YR-24HR
J4A					
PRE_BASIN_7	9.94	849.83	0.00	1.3830	5YR-24HR
J2A					
ROW_BASIN_46M	1.83	860.50	60.00	1.3720	5YR-24HR
J2A					
ROW_BASIN_46N	0.24	398.01	60.00	1.3320	5YR-24HR
J2A					
ROW_BASIN_46S	1.07	518.50	60.00	2.2640	5YR-24HR
J5A					

\*\*\*\*\*\*\*\*\*\*\*\* Node Summary

\* \* \* \* \* \* \* \* \* \* \* \*

Name	Туре	Invert Elev.	Max. Depth	Ponded Area	External Inflow
	.TUNCTION	3449 98	1 00	0 0	
J1B	JUNCTION	3447.90	1.00	0.0	
J2A	JUNCTION	3454.00	1.00	0.0	
J2B	JUNCTION	3448.00	1.00	0.0	
J3A	JUNCTION	3453.88	1.00	0.0	
J3B	JUNCTION	3463.99	1.00	0.0	
J4A	JUNCTION	3453.97	1.00	0.0	
J5A	JUNCTION	3459.99	1.00	0.0	
OF1	OUTFALL	3448.40	1.00	0.0	
OF2	OUTFALL	3447.80	1.00	0.0	

*	*	*	*	*	*	*	*	*	*	*	*	

Link Summary

Neme		Duam Nada	To Nodo	<b><i><i><b></b></i></i></b>	Towath	0
Slope Rc	ughness	From Node	TO NODE	туре	Length	ð 
C1A		J1A	OF1	CONDUIT	152.2	
1.0374	0.0100					
C1B		J1B	OF2	CONDUIT	1.8	
5.6878	0.0100					
C2A		J2A	J1A	CONDUIT	484.9	
0.8299	0.0100					

C2B		J2B	J1B	CONDUIT	6.4
1.5532	0.0100				
C3A		J3A	J1A	CONDUIT	755.6
0.5160	0.0100				
СЗВ		J3B	J1B	CONDUIT	1078.6
1.4918	0.0100				
C4A		J4A	J3A	CONDUIT	303.5
0.0316	0.0100				
C5A		J5A	J4A	CONDUIT	532.5
1.1291	0.0100				

Full		Full	Full	Hyd.	Max.	No. of
Conduit	Shape	Depth	Area	Rad.	Width	Barrels
C1A 166.68	TRIANGULAR	1.00	17.50	0.50	35.00	1
C1B 390.27	TRIANGULAR	1.00	17.50	0.50	35.00	1
C2A 149.08	TRIANGULAR	1.00	17.50	0.50	35.00	1
C2B 203.95	TRIANGULAR	1.00	17.50	0.50	35.00	1
C3A 134.38	TRIANGULAR	1.00	20.00	0.50	40.00	1
C3B 199.88	TRIANGULAR	1.00	17.50	0.50	35.00	1
C4A 41.60	TRIANGULAR	1.00	25.00	0.50	50.00	1
C5A 870.34	TRIANGULAR	1.00	87.50	0.50	175.00	1

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* Analysis Options \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* Flow Units ..... CFS Process Models: Rainfall/Runoff ..... YES RDII ..... NO Snowmelt ..... NO Groundwater ..... NO Flow Routing ..... YES Ponding Allowed ..... NO Water Quality ..... NO Infiltration Method ..... HORTON Flow Routing Method ..... DYNWAVE Surcharge Method ..... EXTRAN Starting Date ..... 06/01/2024 00:00:00 Ending Date ..... 06/04/2024 06:00:00 Antecedent Dry Days ..... 0.0 Report Time Step ..... 00:01:00

Wet Time Step	00:05:00
Dry Time Step	00:05:00
Routing Time Step	5.00 sec
Variable Time Step	YES
Maximum Trials	8
Number of Threads	1
Head Tolerance	0.005000 ft

* * * * * * * * * * * * * * * * * * * *	Volume	Depth
Runoff Quantity Continuity	acre-feet	inches
* * * * * * * * * * * * * * * * * * * *		
Total Precipitation	15.410	2.200
Evaporation Loss	0.000	0.000
Infiltration Loss	13.557	1.935
Surface Runoff	1.829	0.261
Final Storage	0.030	0.004
Continuity Error (%)	-0.038	

Volume	Volume
acre-feet	10^6 gal
0.000	0.000
1.829	0.596
0.000	0.000
0.000	0.000
0.000	0.000
1.829	0.596
0.000	0.000
0.000	0.000
0.000	0.000
0.000	0.000
0.000	0.000
0.000	
	Volume acre-feet  0.000 1.829 0.000 0.000 1.829 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

### 

### 

Routing Time Step Summary

Minimum Time Step

Minimum Time Step	:	0.50	sec	
Average Time Step	:	3.00	sec	
Maximum Time Step	:	5.00	sec	
% of Time in Steady State	:	0.00		
Average Iterations per Step	:	2.00		
% of Steps Not Converging	:	0.00		
Time Step Frequencies	:			
5.000 - 3.155 sec	:	54.92	olo	
3.155 - 1.991 sec	:	0.37	00	
1.991 - 1.256 sec	:	1.14	00	
1.256 - 0.792 sec	:	1.58	00	
0.792 - 0.500 sec	:	41.98	00	

Subcatchment Runoff Summary 

Perv	Total		Total	Total Peak	Total Runoff	Total	Total	Imperv
Bupoff	Bupof	£	Pupof	recip f Bupoff	Runon	Evap	Infil	Runoff
Cubcoto	KUIIOI hman+	T	RUIIOI	i Runorr	COEII	in	i n	i n
in Subcatc.	in	10^6	al	CES	11	11	11 1	111
			9a1 					
OFF_1				2.20	0.00	0.00	1.77	0.67
0.42	0.42		0.07	1.16	0.191			
OFF_10				2.20	0.00	0.00	1.79	0.63
0.40	0.40		0.01	0.13	0.184			
OFF_11				2.20	0.00	0.00	1.82	0.63
0.38	0.38		0.07	1.34	0.172			
OFF_12				2.20	0.00	0.00	1.80	0.63
0.39	0.39		0.06	1.08	0.179			
OFF_13				2.20	0.00	0.00	2.04	0.22
0.16	0.16		0.00	0.07	0.074			
OFF_2				2.20	0.00	0.00	1.77	0.67
0.43	0.43		0.04	0.64	0.193			
OFF_3				2.20	0.00	0.00	2.05	0.22
0.15	0.15		0.01	0.46	0.068			
OFF_4	0 1 4			2.20	0.00	0.00	2.06	0.22
0.14	0.14		0.02	0.94	0.063			
OFF_5	0 1 4		0 00	2.20	0.00	0.00	2.06	0.22
0.14	0.14		0.02	0.67	0.065	0 0 0	1 00	0 60
0 20 0F.F6	0 20		0 06	2.20	0.00	0.00	1.80	0.63
0.39	0.39		0.00	1.09	0.170	0 00	1 4 6	1 0 0
0 73	0 73		0 04	2.20	0.00	0.00	1.40	1.09
0.75	0.75		0.04	2 20	0.550	0 00	2 05	0.22
0 14	0 1 /		0 02	2.20	0.00	0.00	2.05	0.22
OFF Q	0.14		0.02	2 20	0.005	0 00	1 0 0	0 63
0 39	0 39		0 05	2.20	0.00	0.00	1.00	0.05
DRE BAS	TN 1		0.05	2 20	0.1/5	0 00	2 11	0 00
0.09	0,09		0,00	0.15	0.043	0.00	4.11	0.00
PRF. RAS	TN 2		0.00	2.20	0.00	0.00	2 13	0.00
0.07	0.07		0.01	0.55	0.034		2.10	

PRE BASIN 3		2.20	0.00	0.00	2.12	0.00
0.08 0.08	0.01	0.84	0.035			
PRE BASIN 4		2.20	0.00	0.00	2.11	0.00
0.09 0.09	0.00	0.07	0.041			
pre basin 5		2.20	0.00	0.00	2.11	0.00
0.09 0.09	0.00	0.27	0.039			
PRE_BASIN_6		2.20	0.00	0.00	2.12	0.00
0.08 0.08	0.00	0.27	0.037			
pre basin 7		2.20	0.00	0.00	2.14	0.00
0.06 0.06	0.02	0.98	0.027			
ROW BASIN 46M		2.20	0.00	0.00	1.29	1.31
0.89 0.89	0.04	0.46	0.406			
ROW_BASIN_46N		2.20	0.00	0.00	1.29	1.31
0.90 0.90	0.01	0.06	0.408			
ROW BASIN 46S		2.20	0.00	0.00	1.29	1.31
0.90 0.90	0.03	0.27	0.407			

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

Node	Туре	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time Occu days	of Max urrence hr:min	Reported Max Depth Feet
J1A	JUNCTION	0.09	0.35	3450.33	0	11:00	0.35
J1B	JUNCTION	0.03	0.13	3448.03	0	11:00	0.13
J2A	JUNCTION	0.07	0.25	3454.25	0	11:00	0.25
J2B	JUNCTION	0.00	0.03	3448.03	0	11:00	0.03
J3A	JUNCTION	0.07	0.29	3454.17	0	11:00	0.29
J3B	JUNCTION	0.04	0.15	3464.13	0	10:40	0.15
J4A	JUNCTION	0.12	0.44	3454.41	0	11:00	0.44
J5A	JUNCTION	0.03	0.09	3460.08	0	11:00	0.09
OF1	OUTFALL	0.09	0.35	3448.75	0	11:00	0.35
OF2	OUTFALL	0.03	0.13	3447.93	0	11:00	0.13

- Node Inflow Summary

```
* * * * * * * * * * * * * * * * * * * *
```

			Maximum	Maximum		Lateral	
Total	Flow		Lateral	Total	Time of Max	Inflow	
Inflow	Balance		Hacciai	TOCAL	TIME OF HUM	1111100	
			Inflow	Inflow	Occurrence	Volume	
Volume	Error						
Node		Type	CFS	CFS	days hr:min	10^6 gal	10^6
gal	Percent				-	5	
J1A		JUNCTION	1.35	10.12	0 11:00	0.0656	
0.462	-0.020						
J1B		JUNCTION	0.55	1.65	0 11:00	0.00896	
0.0593	0.181						

\_\_\_\_\_

J2A		JUNCTION	3.78	3.78	0	11:00	0.194
0.194	-0.127						
J2B		JUNCTION	0.00	0.00	0	10:17	0
2.69e-06	0.047	gal					
J3A		JUNCTION	0.84	5.07	0	11:00	0.0139
0.203	0.231						
J3B		JUNCTION	1.10	1.10	0	11:00	0.0503
0.0503	-0.210						
J4A		JUNCTION	2.97	4.40	0	11:00	0.107
0.19	0.446						
J5A		JUNCTION	1.43	1.43	0	11:00	0.0819
0.0819	-1.169						
OF1		OUTFALL	0.29	10.33	0	11:00	0.00629
0.468	0.000						
OF2		OUTFALL	1.16	2.80	0	11:00	0.0682
0.127	0.000						

No nodes were surcharged.

No nodes were flooded.

Outfall Node	Flow	Avg	Max	Total
	Freq	Flow	Flow	Volume
	Pcnt	CFS	CFS	10^6 gal
OF1	51.29	2.53	10.33	0.468
OF2	43.31	0.84	2.80	
System	47.30	3.37	13.13	0.596

MaximumTime of MaxMaximumMax/Max/|Flow|Occurrence|Veloc|FullFullLinkTypeCFSdays hr:minft/secFlowDepthC1ACONDUIT10.05011:004.720.060.35C1BCONDUIT1.64011:005.680.000.13

C2B         CONDUIT         0.00         0         11:05         0.02         0.00         0.08           C3A         CONDUIT         5.02         0         11:00         2.46         0.04         0.32           C3B         CONDUIT         1.10         0         11:00         3.54         0.01         0.14           C4A         CONDUIT         4.24         0         11:00         1.27         0.10         0.26           ************************************	C2A	CONDUIT	3.	77	0 11	:00	2.4	14 C	0.03	0.30
C3A       CONDUIT       5.02       0       11:00       2.46       0.04       0.32         C3B       CONDUIT       1.10       0       11:00       3.54       0.01       0.14         C4A       CONDUIT       4.24       0       11:00       1.27       0.10       0.37         C5A       CONDUIT       1.42       0       11:00       1.15       0.00       0.26         ***********************************	C2B	CONDUIT	0.	00	0 11	:05	0.0	)2 C	0.00	0.08
C3B       CONDUIT       1.10       0       11:00       3.54       0.01       0.14         C4A       CONDUIT       4.24       0       11:00       1.27       0.10       0.37         C5A       CONDUIT       1.42       0       11:00       1.15       0.00       0.26         ***********************************	СЗА	CONDUIT	5.	02	0 11	:00	2.4	16 C	.04	0.32
C4A       CONDUIT       4.24       0       11:00       1.27       0.10       0.37         C5A       CONDUIT       1.42       0       11:00       1.15       0.00       0.26         ***********************************	СЗВ	CONDUIT	1.	10	0 11	:00	3.54		0.01	0.14
C5A       CONDUIT       1.42       0       11:00       1.15       0.00       0.26         ***********************************	C4A	CONDUIT	4.	24	0 11	:00	1.2	27 C	.10	0.37
Adjusted        Fraction of Time in Flow Class          Adjusted        Fraction of Time in Flow Class          /Actual       Up       Down Sub       Sup       Up       Down Norm         Inlet       Conduit       Length       Dry       Dry       Crit       Crit       Crit       Ltd          (Call Crit)       1.00       0.08       0.00       0.65       0.27       0.00       0.21         0.00       C1B       1.00       0.10       0.00       0.80       0.09       0.00       0.84         0.00       C2A       1.00       0.08       0.00       0.85       0.07       0.00       0.90         0.00       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86	C5A	CONDUIT	1.	42	0 11	:00	1.1	L5 C	0.00	0.26
Flow Classification Summary            Adjusted           /Actual       Up       Down       Sup       Up       Down       Norm         Inlet        /Actual       Up       Down       Sup       Up       Down       Norm         Inlet         Cita       Up       Dry       Dry       Crit       Crit       Crit       Ltd         Conduit       Length       Dry       Dry       Dry       Crit       Crit       Crit       Ltd         C1A       1.00       0.08       0.00       0.65       0.27       0.00       0.00       0.21         0.00                C2A       1.00       0.10       0.00       0.80       0.00       0.81       0.00       0.90         0.00	* * * * * * * * * * * * * * * * * *	* * * * * * * * * * * *								
Adjusted        Fraction of Time in Flow Class          /Actual       Up       Down       Sub       Sup       Up       Down       Norm         Inlet       Conduit       Length       Dry       Dry       Dry       Crit       Crit       Crit       Ltd         Ctrl       1.00       0.08       0.00       0.65       0.27       0.00       0.00       0.21         0.00       1.00       0.10       0.00       0.88       0.09       0.00       0.84         0.00       1.00       0.08       0.00       0.85       0.07       0.00       0.99         0.00       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86	Flow Classificat **************	tion Summary *****								
Adjusted						·		·		
/Actual         Up         Down         Sub         Sup         Up         Down         Norm           Inlet         Length         Dry         Dry         Dry         Crit         Crit         Crit         Ltd           ctrl         Length         Dry         Dry         Dry         Crit         Crit         Crit         Ltd            C1A         1.00         0.08         0.00         0.65         0.27         0.00         0.00         0.21           0.00         C1B         1.00         0.10         0.00         0.80         0.09         0.00         0.84           0.00         C2A         1.00         0.10         0.00         0.85         0.07         0.00         0.90           0.00         C2B         1.00         0.10         0.03         0.00         0.87         0.00         0.00         0.86           0.00         0.10         0.03         0.00         0.86         0.00         0.00         0.58		Adjusted			Fract	ion of	'l'ıme	in Flo	w Clas	s
Initial       Length       Dry       Dry       Dry       Crit       Crit       Crit       Crit       Ltd         Ctrl	Inlet	/Actual		Up	Down	Sub	Sup	Up	Down	Norm
C1A       1.00       0.08       0.00       0.65       0.27       0.00       0.21         0.00       C1B       1.00       0.10       0.00       0.80       0.09       0.00       0.84         0.00       C2A       1.00       0.08       0.00       0.85       0.07       0.00       0.90         0.00       C2B       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       1.00       0.98       0.00       0.87       0.00       0.00       0.86	Conduit Ctrl	Length	Dry	Dry	Dry	Crit	Crit	Crit	Crit	Ltd
C1A       1.00       0.08       0.00       0.00       0.65       0.27       0.00       0.00       0.21         0.00       C1B       1.00       0.10       0.00       0.80       0.09       0.00       0.84         0.00       C2A       1.00       0.08       0.00       0.85       0.07       0.00       0.90         0.00       C2B       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       C2B       1.00       0.08       0.00       0.87       0.00       0.00       0.86										
0.00 C1B 0.00 C2A 0.00 C2B 1.00 0.10 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	C1A	1.00	0.08	0.00	0.00	0.65	0.27	0.00	0.00	0.21
C1B       1.00       0.10       0.00       0.80       0.09       0.00       0.84         0.00       C2A       1.00       0.08       0.00       0.85       0.07       0.00       0.90         0.00       C2B       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       1.00       0.98       0.00       0.87       0.00       0.00       0.86	0.00									
0.00 C2A 0.00 C2B 1.00 0.10 0.03 0.00 0.85 0.07 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	C1B	1.00	0.10	0.00	0.00	0.80	0.09	0.00	0.00	0.84
C2A       1.00       0.08       0.00       0.85       0.07       0.00       0.90         0.00       C2B       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       C3D       1.00       0.08       0.00       0.86       0.00       0.58	0.00									
C2B       1.00       0.10       0.03       0.00       0.87       0.00       0.00       0.86         0.00       1.00       0.08       0.00       0.86       0.05       0.00       0.58	C2A	1.00	0.08	0.00	0.00	0.85	0.07	0.00	0.00	0.90
	0.00 C2B	1 00	0 1 0	0 03	0 00	0 87	0 00	0 00	0 00	0 86
	0.00	1.00	0.10	0.05	0.00	0.07	0.00	0.00	0.00	0.00
1.00 $0.00$ $0.00$ $0.00$ $0.00$ $0.00$ $0.00$ $0.00$ $0.00$ $0.00$ $0.00$	C3A	1.00	0.08	0.00	0.00	0.86	0.05	0.00	0.00	0.58
0.00	0.00									
C3B 1.00 0.10 0.00 0.00 0.80 0.09 0.00 0.83	C3B	1.00	0.10	0.00	0.00	0.80	0.09	0.00	0.00	0.83
0.00	0.00									
C4A 1.00 0.08 0.00 0.00 0.92 0.00 0.00 0.00 0.00	C4A	1.00	0.08	0.00	0.00	0.92	0.00	0.00	0.00	0.00
	0.00	1	0 0 0	0 1 4	0 0 0	0 75	0 0 0	0 0 0	0 0 0	0 01
CSA 1.00 0.08 0.14 0.00 0.77 0.00 0.00 0.00 0.91 0.00	0.00	1.00	0.08	0.14	0.00	0.//	0.00	0.00	0.00	0.91

No conduits were surcharged.

Analysis begun on: Wed Feb 12 09:01:41 2025 Analysis ended on: Wed Feb 12 09:01:41 2025 Total elapsed time: < 1 sec STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025





**Post-developed Conditions** 

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.2 (Build 5.2.4)

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Raingage Summary

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

Name	Data Source	Data Type	Recording Interval
100YR-24HR	100YR-24HR	INTENSITY	60 min.
100YR-2HR	100YR-2HR	INTENSITY	5 min.
10YR-2HR	10YR-2HR	INTENSITY	5 min.
2YR-24HR	2YR-24HR	INTENSITY	60 min.
2YR-2HR	2YR-2HR	INTENSITY	5 min.
5YR-24HR	5YR-24HR	INTENSITY	60 min.
5YR-2HR	5YR-2HR	INTENSITY	5 min.

#### 

Subcatchment Summary

Name Outlet	Area	Width	%Imperv	%Slope Rain Gage
OFF_1	5.98	539.59	31.00	3.4220 100YR-24HR
OF2				
OFF_10	0.69	860.50	31.00	1.3720 100YR-24HR
J2A				
OFF_11	7.19	432.00	31.00	1.3350 100YR-24HR
J2A				
OFF_12	5.69	872.48	31.00	2.1770 100YR-24HR
J1A				
OFF 13	0.47	314.03	31.00	2.8640 100YR-24HR
OF1				
OFF 2	3.28	509.19	31.00	3.2910 100YR-24HR
 J3B				
OFF 3	3.04	427.78	31.00	3.5290 100YR-24HR
OFF 4	6.41	469.52	31.00	3.0370 100YR-24HR
OFF 5	4.51	386.81	31.00	3.4700 100YR-24HR
OFF 6	5.72	599.06	31.00	2.8160 100YR-24HR

OFF_7	1.89	518.50	50.00	2.2640	100YR-24HR
J5A					
OFF_8	4.83	518.50	31.00	2.2640	100YR-24HR
J5A					
OFF_9	4.31	860.50	31.00	1.3720	100YR-24HR
J2A					
PRE_BASIN_1	1.12	924.62	31.00	3.2230	100YR-24HR
OF1					
PRE_BASIN_2	4.48	548.54	31.00	3.4610	100YR-24HR
J1B					
PRE_BASIN_3	6.69	754.93	31.00	5.8460	100YR-24HR
J3A					
PRE_BASIN_4	0.55	314.03	31.00	2.8640	100YR-24HR
OF1					
PRE_BASIN_5	2.04	872.48	31.00	2.1770	100YR-24HR
J1A					
PRE_BASIN_6	2.09	500.34	31.00	2.9460	100YR-24HR
J4A					
PRE_BASIN_7	9.94	849.83	31.00	1.3830	100YR-24HR
J2A					
ROW_BASIN_46M	1.83	860.50	60.00	1.3720	100YR-24HR
J2A					
ROW_BASIN_46N	0.24	398.01	60.00	1.3320	100YR-24HR
J2A					
ROW_BASIN_46S	1.07	518.50	60.00	2.2640	100YR-24HR
 J5A					

\*\*\*\*\*\*\*\*\*\*\*\*\* Node Summary

\* \* \* \* \* \* \* \* \* \* \* \*

Name	Туре	Invert Elev.	Max. Depth	Ponded Area	External Inflow
J1A	JUNCTION	3449.98	1.00	0.0	
J1B	JUNCTION	3447.90	1.00	0.0	
J2A	JUNCTION	3454.00	1.00	0.0	
J2B	JUNCTION	3448.00	1.00	0.0	
J3A	JUNCTION	3453.88	1.00	0.0	
J3B	JUNCTION	3463.99	1.00	0.0	
J4A	JUNCTION	3453.97	1.00	0.0	
J5A	JUNCTION	3459.99	1.00	0.0	
OF1	OUTFALL	3448.40	1.00	0.0	
OF2	OUTFALL	3447.80	1.00	0.0	

*	*	*	*	*	*	*	*	*	*	*	*	

Link Summary

Name Slope Rou	ghness	From Node	To Node	Туре	Length	0 <sup>1</sup> 0
ClA		J1A	OF1	CONDUIT	152.2	
1.0374	0.0100					
C1B		J1B	OF2	CONDUIT	1.8	
5.6878	0.0100					
C2A		J2A	J1A	CONDUIT	484.9	
0.8299	0.0100					

C2B		J2B	J1B	CONDUIT	6.4
1.5532	0.0100				
C3A		J3A	J1A	CONDUIT	755.6
0.5160	0.0100				
СЗВ		J3B	J1B	CONDUIT	1078.6
1.4918	0.0100				
C4A		J4A	J3A	CONDUIT	303.5
0.0316	0.0100				
C5A		J5A	J4A	CONDUIT	532.5
1.1291	0.0100				

Full Hyd. Max. No. of Full Full Conduit Width Barrels Shape Depth Rad. Area Flow \_\_\_\_\_ \_\_\_\_ 1.00 17.50 0.50 35.00 C1A TRIANGULAR 1 166.68 C1B TRIANGULAR 1.00 17.50 0.50 35.00 1 390.27 TRIANGULAR 1.00 17.50 0.50 C2A 35.00 1 149.08 C2B 1.00 17.50 0.50 TRIANGULAR 35.00 1 203.95 0.50 СЗА 1.00 25.00 50.00 TRIANGULAR 1 168.03 СЗВ 1.00 17.50 0.50 35.00 TRIANGULAR 1 199.88 C4A TRIANGULAR 1.00 25.00 0.50 50.00 1 41.60 1.00 87.50 C5A TRIANGULAR 0.50 175.00 1 870.34

```
* * * * * * * * * * * * * * * *
Analysis Options
* * * * * * * * * * * * * * * *
Flow Units ..... CFS
Process Models:
 Rainfall/Runoff ..... YES
 RDII ..... NO
 Snowmelt ..... NO
 Groundwater ..... NO
 Flow Routing ..... YES
 Ponding Allowed ..... NO
 Water Quality ..... NO
Infiltration Method ..... HORTON
Flow Routing Method ..... DYNWAVE
Surcharge Method ..... EXTRAN
Starting Date ..... 06/01/2024 00:00:00
Ending Date ..... 06/04/2024 06:00:00
Antecedent Dry Days ..... 0.0
Report Time Step ..... 00:01:00
```

00:05:00
00:05:00
5.00 sec
YES
8
1
0.005000 ft

* * * * * * * * * * * * * * * * * * * *	Volume	Depth
Runoff Quantity Continuity	acre-feet	inches
* * * * * * * * * * * * * * * * * * * *		
Total Precipitation	28.369	4.050
Evaporation Loss	0.000	0.000
Infiltration Loss	18.944	2.704
Surface Runoff	9.389	1.340
Final Storage	0.062	0.009
Continuity Error (%)	-0.092	

* * * * * * * * * * * * * * * * * * * *	Volume	Volume
Flow Routing Continuity	acre-feet	10^6 gal
* * * * * * * * * * * * * * * * * * * *		
Dry Weather Inflow	0.000	0.000
Wet Weather Inflow	9.389	3.060
Groundwater Inflow	0.000	0.000
RDII Inflow	0.000	0.000
External Inflow	0.000	0.000
External Outflow	9.389	3.060
Flooding Loss	0.000	0.000
Evaporation Loss	0.000	0.000
Exfiltration Loss	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.001	

### 

### 

Routing Time Step Summary

Minimum Time Ster

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~				
Minimum Time Step	:	0.29	sec	
Average Time Step	:	2.58	sec	
Maximum Time Step	:	5.00	sec	
% of Time in Steady State	:	0.00		
Average Iterations per Step	:	2.00		
% of Steps Not Converging	:	0.00		
Time Step Frequencies	:			
5.000 - 3.155 sec	:	45.17	00	
3.155 - 1.991 sec	:	0.64	olo	
1.991 - 1.256 sec	:	1.94	olo	
1.256 - 0.792 sec	:	2.58	olo	
0.792 - 0.500 sec	:	49.67	olo	

Subcatchment Runoff Summary 

Perv	Total			Total Peak	Total Runoff	Total	Total	Imperv
			P	recip	Runon	Evap	Infil	Runoff
Runoff	Runof	f	Runof	f Runoff	Coeff			
Subcatc	hment			in	in	in	in	in
1n 	ın 	10^6 g	gal 	CF'S				
OFF_1				4.05	0.00	0.00	2.75	1.25
1.29	1.29		0.21	3.70	0.319			
OFF_10				4.05	0.00	0.00	2.74	1.25
1.31	1.31		0.02	0.43	0.324			
OFF_11				4.05	0.00	0.00	2.77	1.25
1.27	1.27		0.25	4.43	0.314			
OFF_12				4.05	0.00	0.00	2.75	1.25
1.30	1.30		0.20	3.52	0.320			
OFF_13				4.05	0.00	0.00	2.74	1.25
1.31	1.31		0.02	0.29	0.324			
OFF_2	1 0 0		0 1 0	4.05	0.00	0.00	2.75	1.25
1.30	1.30		0.12	2.03	0.321			
OFF_3	1 0 0		0 1 1	4.05	0.00	0.00	2.75	1.25
1.30	1.30		0.11	1.88	0.321	0.00	0 5 6	1 05
0 E'E'_4	1 20		0 22	4.05	0.00	0.00	2.76	1.25
1.29	1.29		0.22	3.96	0.318	0 00	0 75	1 0 5
0FF_5	1 20		0 1 0	4.05	0.00	0.00	2.75	1.25
1.29	1.29		0.10	2.79	0.319	0 00	0 75	1 0 5
1 20 UFF_0	1 20		0 20	4.00	0.00	0.00	2.15	1.25
1.29	1.29		0.20	1 05	0.319	0 00	2 1 0	2 01
0FF_/ 1 86	1 86		0 10	4.05	0.00	0.00	2.19	2.01
1.00 OFF 9	1.00		0.10	1 05	0.439	0 00	2 75	1 25
1 29	1 20		0 17	4.00	0.00	0.00	2.15	1.23
1.29 OFF 9	1.29		0.17	4 05	0.019	0 00	2 75	1 25
1 30	1 30		0 15	2 66	0.00	0.00	2.15	1.20
PRE BAS	TN 1		5.10	4 05	0 00	0 00	2 73	1 25
1.31	1.31		0.04	0.69	0.324	0.00	2.10	1.20
PRE BAS	TN 2		2.01	4.05	0.00	0.00	2.75	1.25
1.30	1.30		0.16	2.77	0.320			

pre_basin_3		4.05	0.00	0.00	2.74	1.25
1.30 1.30	0.24	4.14	0.321			
PRE_BASIN_4		4.05	0.00	0.00	2.74	1.25
1.31 1.31	0.02	0.34	0.323			
PRE BASIN 5		4.05	0.00	0.00	2.74	1.25
1.31 1.31	0.07	1.26	0.323			
PRE_BASIN_6		4.05	0.00	0.00	2.74	1.25
1.30 1.30	0.07	1.30	0.322			
PRE_BASIN_7		4.05	0.00	0.00	2.76	1.25
1.28 1.28	0.35	6.14	0.317			
ROW_BASIN_46M		4.05	0.00	0.00	1.81	2.42
2.23 2.23	0.11	1.24	0.551			
ROW_BASIN_46N		4.05	0.00	0.00	1.80	2.42
2.24 2.24	0.01	0.16	0.553			
ROW_BASIN_46S		4.05	0.00	0.00	1.81	2.42
2.23 2.23	0.06	0.72	0.552			

\*\*\*\*

Node	Туре	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time Occu days	of Max arrence hr:min	Reported Max Depth Feet
J1A	JUNCTION	0.17	0.59	3450.57	0	19:00	0.59
J1B	JUNCTION	0.06	0.22	3448.12	0	18:59	0.22
J2A	JUNCTION	0.12	0.42	3454.43	0	19:00	0.42
J2B	JUNCTION	0.02	0.12	3448.12	0	18:58	0.12
J3A	JUNCTION	0.13	0.46	3454.33	0	19:00	0.46
J3B	JUNCTION	0.06	0.23	3464.22	0	19:00	0.23
J4A	JUNCTION	0.21	0.67	3454.64	0	19:00	0.67
J5A	JUNCTION	0.04	0.14	3460.13	0	19:00	0.14
OF1	OUTFALL	0.17	0.59	3448.99	0	19:00	0.59
OF2	OUTFALL	0.05	0.22	3448.02	0	18:59	0.22

- Node Inflow Summary

```
* * * * * * * * * * * * * * * * * * * *
```

			Maximum	Maximum		Lateral	
Total	Flow		Latoral	Total	Time of May	Trflow	
Inflow	Balance		пасстат	iotai	TIME OF Max	THITOW	
			Inflow	Inflow	Occurrence	Volume	
Volume	Error						
Node		Type	CFS	CFS	days hr:min	10^6 gal	10^6
gal	Percent				-	2	
J1A		JUNCTION	4.78	40.49	0 19:00	0.273	
2.39	-0.001						
J1B		JUNCTION	2.77	6.68	0 18:59	0.158	
0.381	0.027						

\_\_\_\_\_

J2A		JUNCTION	15.06	15.06	0	19:00	0.896
0.896	-0.092						
J2B		JUNCTION	0.00	0.00	0	18:02	0
2.98e-05	0.211						
J3A		JUNCTION	4.14	20.66	0	19:00	0.236
1.22	0.077						
J3B		JUNCTION	3.91	3.91	0	19:00	0.223
0.223	-0.044						
J4A		JUNCTION	11.59	16.54	0	19:00	0.658
0.99	0.301						
J5A		JUNCTION	4.95	4.95	0	19:00	0.33
0.33	-0.915						
OF1		OUTFALL	1.32	41.80	0	19:00	0.076
2.47	0.000						
OF2		OUTFALL	3.70	10.38	0	18:59	0.21
0.591	0.000						

No nodes were surcharged.

No nodes were flooded.

Outfall Node	Flow	Avg	Max	Total
	Freq	Flow	Flow	Volume
	Pcnt	CFS	CFS	10^6 gal
OF1	65.82	9.04	41.80	2.469
OF2	51.68	2.81	10.38	0.591
System	58.75	11.85	52.17	3.059

Link	Туре	Maximum  Flow  CFS	Time of Max Occurrence days hr:min	Maximum  Veloc  ft/sec	Max/ Full Flow	Max/ Full Depth
C1A	CONDUIT	40.48	0 19:00	6.69	0.24	0.59
C1B	CONDUIT	6.68	0 18:59	8.06	0.02	0.22

C2A C2B C3A C3B	CONDUIT CONDUIT CONDUIT CONDUIT	15. 0. 20. 3.	06 00 65 91	0 19 0 18 0 19 0 19	9:00 3:02 9:00 3:59	3.4 0.0 3.0 4.4	8 0 6 0 3 0 4 0	.10 .00 .12 .02	0.51 0.17 0.52 0.22
C4A C5A	CONDUIT CONDUIT	16. 4.	52 95	0 19 0 19	00:00 0:00	2.0 1.2	9 0 5 0	.40 .01	0.56 0.41
************* Flow Classifi *********	************** cation Summary *************								
	Adjusted			Fract	ion of	Time	in Flo	w Clas	s
	/Actual		Up	Down	Sub	Sup	Up	Down	Norm
Inlet Conduit Ctrl	Length	Dry	Dry	Dry	Crit	Crit	Crit	Crit	Ltd
C1A	1.00	0.04	0.00	0.00	0.54	0.42	0.00	0.00	0.32
C1B 0.00	1.00	0.11	0.00	0.00	0.75	0.14	0.00	0.00	0.82
C2A 0.00	1.00	0.04	0.00	0.00	0.84	0.12	0.00	0.00	0.92
C2B	1.00	0.11	0.09	0.00	0.80	0.00	0.00	0.00	0.76
C3A 0.00	1.00	0.04	0.00	0.00	0.92	0.04	0.00	0.00	0.96
C3B 0.00	1.00	0.11	0.00	0.00	0.75	0.14	0.00	0.00	0.80
C4A 0.00	1.00	0.04	0.00	0.00	0.96	0.00	0.00	0.00	0.00
C5A 0.00	1.00	0.04	0.00	0.00	0.95	0.00	0.00	0.00	0.96

No conduits were surcharged.

Analysis begun on: Fri Feb 14 07:04:47 2025 Analysis ended on: Fri Feb 14 07:04:47 2025 Total elapsed time: < 1 sec







Northwestern Energy and MDT Conditional Approval Letters



2701 Prospect • PO Box 201001 Helena MT 59620-1001

December 6, 2024

Robert Osowski and Spencer Woith Woith Engineering, Inc. 405 3<sup>rd</sup> St NW, Suite 206, Great Falls, MT

### Subject: GF Storm Water Lift Station/Upslope Development

This letter is the Montana Department of Transportation's conditional approval of the detention pond that is part of the Upslope GF Development on Central Ave and 44<sup>th</sup> Street South.

MDT Hydraulics initially accepts the concept of releasing the post-development 100-year, 24hour storm event at the predevelopment 2-year or 5-year rate. Either the 2-year or the 5-year predevelopment rate is acceptable to MDT. The detention pond should be designed to ensure that post-development runoff volumes and rates do not exceed the pre-development conditions at all design events.

In the preliminary storm drain report from Woith Engineering the 2-hour storm events were discussed as required in the City of Great Falls Storm Drainage Design Manual. MDT requires the 100-yr 24-hour storm event to be released at the pre-development rate to prevent any impacts to our downstream storm drain system. If any of the City of Great Falls' requirements are more conservative, those requirements will need to be satisfied also.

As the location of the proposed detention pond is located near the existing swamp, verify ground water levels to ensure that there is sufficient capacity in the pond. Please provide MDT with this analysis.

Once Woith Engineering has designed the pond and the outfall MDT will review further.

Please let me know if you have any questions or would like to discuss.

Thank you,

Layne Davies

Layne Davies, P.E. Great Falls District Hydraulics Engineer





December 6, 2024

Robby Osowski, PE Land Development Engineer Woith Engineering

Subject: Easement

Robby,

NorthWestern Energy is open to a drainage easement per your request. We will need to review the final easement and exhibit to ensure it will not impact our existing facilities. Please send those to me as soon as you have them.

Thanks

Ron Olson Real Estate Representative 1315 North Last Chance Gulch.I Helena, MT 59601-2909 Cell: (406) 459-6466 ronald.olson@northwestern.com



STORM DRAINAGE DESIGN REPORT Meadowview Village February 17, 2025





Water Quality Calculations

### 1. CALCULATE RUNOFF REDUCTION VOLUME

Rainfall Depth	Р	0.5	inches	
% Impervious	I	31	<u>%</u>	
Site Drainage Area	Å	84.07	acres	
ono branago / roa		01.01		
EQUATIONS:				
Runoff Coefficient	R	0.329		
Runon Goemeient	ι v <sub>V</sub>	0.020		
$R_V = 0.05 + 0.9I$				
Runoff Reduction Volume	RRV	1.152	acre-feet	
$PR_{\nu}A$		50201.14	cubic-feet	
$RRV = \frac{V}{12}$				
12				
2. CALCULATE RUNOFF	REAT	MENT VOLI	JME	
INPUT VARIABLES:				
Volume infiltrated, evapotranspired, or				
captured for reuse	Vi.e.c	0.000	acre-feet	
Runoff Reduction Volume	RRV	1.152	acre-feet	
FOUATIONS				
Runoff Treatment Volume	RTV	1.152	acre-feet	
$RTV = RRV - V_{i,e,c}$				
2 CALCULATE PUNCEE				
5. CALCULATE RUNOFF	REAI		MALE	
A DETERMINE THE RUNOFE (	'hrvf [	NIMBER		
		NONIDLIN		
		NOWIDEN		
INPUT VARIABLES:				
INPUT VARIABLES: Rainfall Depth	P	0.5	inches	
INPUT VARIABLES: Rainfall Depth Total Area	P A	0.5 84.07	inches acres	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume	P A RRV	0.5 84.07 1.152	inches acres inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume	P A RRV	0.5 84.07 1.152	inches acres inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS:	P A RRV	0.5 84.07 1.152	inches acres inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth	P A RRV Q	0.5 84.07 1.152 0.165	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{2}$	P A RRV Q	0.5 84.07 1.152 0.165	inches acres inches watershed inches	
<b>INPUT VARIABLES:</b> Rainfall Depth Total Area Runoff Reduction Volume <b>EQUATIONS:</b> Runoff Depth $Q = \frac{RRV * 12}{A}$	P A RRV Q	0.5 84.07 1.152 0.165	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number	P A RRV Q CN	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
<b>INPUT VARIABLES:</b> Rainfall Depth Total Area Runoff Reduction Volume <b>EQUATIONS:</b> Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number	P A RRV Q CN	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5m + 100} = 10\sqrt{02 + 10}$	P A RRV Q CN	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 10}}$	P A RRV Q CN <u>1.25<i>QP</i></u>	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 10}}$	P A RRV Q CN 1.25 <i>QP</i>	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1000}}$	P A RRV Q CN 1.25 <i>QP</i>	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
<b>INPUT VARIABLES:</b> Rainfall Depth Total Area Runoff Reduction Volume <b>EQUATIONS:</b> Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1000}}$ B. CALCULATE TIME OF CONC	P A RRV Q CN <u>1.25<i>QP</i></u>	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1000}}$ B. CALCULATE TIME OF CONC	P A RRV Q CN 1.25 <i>QP</i>	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1000}}$ B. CALCULATE TIME OF CONC SHEET FLOW INPUT VARIABLES: Manning's Roughness	P A RRV Q CN <u>1.25<i>QP</i></u> <u>CENTRA</u>	0.5 84.07 1.152 0.165 95	inches acres inches watershed inches (Table B-1)	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1000}}$ B. CALCULATE TIME OF CONC SHEET FLOW INPUT VARIABLES: Manning's Roughness Sheet Flow Length	P A RRV Q CN <u>1.25<i>QP</i></u> CENTRA	0.5 84.07 1.152 0.165 95 ATION 0.011 300	inches acres inches watershed inches (Table B-1) feet	
INPUT VARIABLES: Rainfall Depth Total Area Runoff Reduction Volume EQUATIONS: Runoff Depth $Q = \frac{RRV * 12}{A}$ Runoff Curve Number $CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1000}}$ B. CALCULATE TIME OF CONC SHEET FLOW INPUT VARIABLES: Manning's Roughness Sheet Flow Length 2-year, 24-hour Rainfall	P A RRV Q CN 1.25QP CENTRA n L P <sub>2</sub>	0.5 84.07 1.152 0.165 95 ATION 0.011 300 1.7	inches acres inches watershed inches (Table B-1) feet inches	



Travel Time	Tt	0.067	hours	
$0.007(mL)^{0.8}$	Tt	4.003	minutes	
$T_t = \frac{0.007(nL)^{-1}}{P_2^{0.5} s^{0.4}}$				
SHALLOW CONCENTRATED FL		UT VARIABLES	•	
Slope of HGL	S	0.0075	feet/foot	
Shallow Concentrated Flow Length	L	2150	feet	
Is Surface Paved or Gutter?		YES		
SHALLOW CONCENTRATED EL		IATIONS'		
Average Velocity (Paved)		1 760	feet/second	
	·		10000000114	
$V = 20.3282s^{0.5}$				
Average Velocity (Unpaved)	V	N/A	feet/second	
$V = 16.1345s^{0.5}$				
Travel Time	Tt	0.339	hours	
	Τt	20.354	minutes	
TOTAL TIME OF CONCENTRATION	ON:			
Time of Concentration	Тс	0.406	hours	
	Тс	24.358	minutes	Note: $T_{c(min)} = 5$

Note: For more complex sites involving pipe flows and multiple flow segments, use MDEQ spreadsheet titled "Calculating IDF Curves" to calculate time of concentration and input result manually in cell above.

### C. CALCULATE RUNOFF TREATMENT FLOW RATE





Note: The accuracy of peak discharge will be reduced if Ia/P values are used that are outside the range given in Figure B-2. In such cases, the limiting Ia/P values are recommended for use.

Runoff Treatment Flow Rate	RTF	21.61
----------------------------	-----	-------

3860 O'LEARY STREET, SUITE A MISSOULA, MT 59808



cfs

405 Third Street NW, Suite 206 Great Falls, MT 59404 LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Planned Unit Development Document** 

# Meadowview Village Subdivision

## **Planned Unit Development**

Version 2: 4/3/2025

### Contents

1.00 Meadowview Village Planned Unit Development Standards Purpose & Summary	2
2.00 Meadowview Village Development Standards Table	5
3.00 Other (i.e. design guidelines, etc)	7
4.00 Process for Future Changes or Alterations to the Meadowview Village PUD	7
Exhibits	8
A) Site Layout	8
B) Proposed Subdivision Plat	8
C) Phasing Plan	8

## 1.00 Meadowview Village Planned Unit Development Standards Purpose & Summary

The purpose of this document is to describe and identify those deviations from Title 17 of the City of Great Falls Land Development Code regarding the Meadowview Village Subdivision. The Meadowview Village Subdivision will be zoned as Planned Unit Development with an underlying zone of R-3. Note that the Meadowview Village Subdivision will allow deviations from the following Title 17 R-3 zoning code.

- 1. Lot Sizes/Setbacks
- 2. Land Use
- 3. Landscaping

The Meadowview Village Subdivision is located in Section 09, Township 20 North, R04 East, Beebe Lots 8-10 & 13-15, City of Great Falls, Cascade County, Montana. This proposed development will connect to 46th Street North, and create a network of roads and alleys through the subdivision. All roadways and alleys will be private. Street and utility improvements will be constructed and completed with each phase of construction.

### The Need for Attainable Housing

The purpose of this project is to develop entry level housing to allow our buyers to gain future equity, appreciation, and an opportunity to control their housing costs. Home prices in Great Falls have risen significantly in recent years, making homeownership increasingly out of reach for many residents, including teachers, retired police officers, senior citizens, and others who contribute to the strength and character of Great Falls. Our development team, in collaboration with our civil engineers, is committed to addressing this challenge by providing attainable homes for purchase, rather than additional rental units.

With the expansion of Malmstrom Air Force Base and an increasing population, Great Falls requires an estimated 370 new homes for sale annually. While our project alone cannot meet this full demand, it will provide a crucial supply of homes for residents looking to achieve homeownership.

### Green Spaces (Cottage Courts) in Front of Each Home

Dedicated green spaces are a central feature of this project, promoting aesthetic appeal, creating a safe area for children to play, and building a sense of community. Key advantages include:

- Improved Quality of Life: These green spaces serve as areas for relaxation, recreation, and community gatherings, enhancing residents' mental and physical well-being.
- **Visual Appeal:** Green spaces create an attractive streetscape, boosting property values and contributing to the overall charm of the neighborhood.
- **Common Use Areas:** Instead of larger individual lots, communal greenspace will be maintained by the HOA, keeping the neighborhood open and green while reducing landscaping costs for homeowners.

### **Explanation of Street Width in this Project**

The private road design in our subdivision aligns with our commitment to creating a safer, more efficient, and cost-effective community. Key benefits include:

- Improved Safety for Drivers and Pedestrians:
  - Restricting parking to one side of the street reduces the chances of accidents caused by vehicles pulling in and out of parking spaces.
  - Enhanced visibility and fewer interactions between vehicles and pedestrians result in a more controlled and predictable traffic environment.

### • Wider Travel Lanes:

- Featuring ten-foot travel lanes, wider than the city's standard nine-foot lane, ensures safer vehicle navigation.
- The extra lane width minimizes sideswipe risks and provides drivers with more reaction time for unexpected obstacles.
- Wider lanes also accommodate emergency and service vehicles, allowing for swift and unobstructed access during critical situations.
- Selective Sidewalk Placement:
  - Sidewalks on only one side of the street balance affordability with safety by providing a clear pedestrian path while reducing construction costs.
  - Concentrating foot traffic on one side reduces potential conflicts between pedestrians and vehicles while still promoting walking and outdoor activity.
  - Sidewalk construction will be completed by the developer and installed after installation of homes per row.

These thoughtfully designed elements collectively enhance traffic flow, community safety, and affordability, ensuring our subdivision is both desirable and functional for Great Falls residents.

### **Project Alignment with City Goals & Strong Towns Principles**

Our development is well-aligned with the principles of Strong Towns and the goals of the City of Great Falls:

- **Infill Development:** This project will be located within the city's existing infrastructure, utilizing established sewer and water lines rather than requiring costly new extensions.
- **Privately Maintained Roads:** All roads in our community will be privately maintained, ensuring that the city does not bear future maintenance and replacement costs.

- **Denser Lots for Attainability:** By designing homes on more efficient lots, we are able to bring down costs and offer homes at a more attainable price point, making homeownership more accessible for Great Falls residents.
- Efficient Lot Design for Diverse Housing Options: Our thoughtfully designed lots accommodate a range of home sizes and styles, making homeownership accessible to residents with different needs and budgets. By maximizing land efficiency, we can lower costs while maintaining quality and livability.

### Efficient, Cost-Saving Design

We have made specific design decisions to maximize cost savings and keep home prices attainable for our buyers. Every efficiency we achieve, whether in site layout, infrastructure, or home design translates directly into attainability for end buyers. This means more Great Falls residents will have the opportunity to own a home rather than remain renters indefinitely.

### Conclusion

We at Upslope Group are excited to be a partner with the community of Great Falls and work with residents and elected officials to bring much-needed attractive and well-designed attainable housing to the city. In collaboration with our civil team and city officials we have created a design that focuses on community with common area green spaces, a community center, a pickleball/sports court, and playground. By approving this project, the city will take a significant step toward addressing the housing shortage, providing homeownership opportunities for local families, and ensuring that Great Falls remains a vibrant, affordable community for generations to come.

HOA documents are being developed for the proposed project and will encompass uniform architectural and landscaping standards, maintenance and usage of the roads and common areas, and community responsibility and enforcement.

390

	Meadowview Village Development Sta	ndards
Standard	<b>R-3</b> (Title 17, Chapter 20, Article 4 and Article 3)	Meadowview Village PUD Deviations
Minimum lot size for newly created lots	[7,500] sq. feet	[1,200] sq. feet
Minimum lot width for newly created lots	[60] feet	[23] feet
Lot proportion for newly created lots (maximum depth to width)	[2.5:1]	[3.5:1]
Minimum front yard setback	[20 feet]	[5 feet]
Minimum side yard setback	[6 feet]	[3 feet]
Minimum rear yard setback	[10 feet]	[5 feet]
Minimum front yard setback for Detached Garages and other Accessory Structures	[20] feet	[20] feet
Minimum side yard setback for Detached Garages and other Accessory Structures	[5] feet	[3] feet
Minimum rear yard setback for Detached Garages and other Accessory Structures	[5] feet	[3] feet

### 2.00 Meadowview Village Development Standards Table

	Meadowview Village Development Sta	ndards
Standard	<b>R-3</b> (Title 17, Chapter 20, Article 4 and Article 3)	Meadowview Village PUD Deviations
Maximum lot coverage of principal and accessory buildings	Corner lot: [55%] Other types: [50%]	Corner lot: [60%] Other types: [60%]
Maximum fence height between front lot line and front of principal building	[4] feet	[4] feet
Maximum fence height from the front of principal building to the rear lot line	[6] feet	[6] feet
Cumulative area limitations for private garages and accessory structures (Exhibit 20-9)	[1,200] feet	[1,200] feet
Home Landscaping requirements (OCCGF 17.44.2)	Turf grass or ground cover plants shall cover at least fifty (50) percent of the lot area not covered by a structure. One interior tree is required.	Fifty (50) percent of the lot area not covered by a structure will be "xeric" landscaping, by using drought tolerant plants, artificial turf, and decorative hardscape or mulch. No interior trees on home lots are required.
Land Use (Community Services/Uses) – Community Center	Conditional Use	Permitted Use
Land Use (Special Care Facilities) – Day Care Center	Conditional Use	Permitted Use

	Meadowview Village Development Sta	ndards
Standard	<b>R-3</b> (Title 17, Chapter 20, Article 4 and Article 3)	Meadowview Village PUD Deviations
Land Use (Indoor Recreation/Sports/ Entertainment) – Indoor Sports and Recreation	Not Permitted Use	Permitted Use
Front Porch Coverage	60% of the width of the home	100% of the width of the home

\*Note that if a "Meadowview Village Deviations" development standard is not listed in the above table, the standard for the underlying [R-3] Zoning District applies.

### 3.00 Other (i.e. design guidelines, etc)

Setback guidelines will follow 17.20.4.020 Exceptions. Specifically, steps and eaves are allowed to encroach into the front and side yard setbacks.

Setback dimensions are from face of wall, perpendicular to the property line.

Front yards of common area/alley lots will face the common area. Front yards of street loaded lots will face to street.

Front porches will be allowed to occupy 100% of the main portion of the home width, as mentioned in the above development table standards.

The block and lot diagrams provided in the subdivision application are for reference only. These diagrams are used to show the largest size unit per lot. Unit types per lot can and may vary depending on homeowners preference, as long as it meets the established setbacks.

Other design guidelines will follow the Homeowners Association (HOA) documents.

### 4.00 Process for Future Changes or Alterations to the Meadowview Village PUD

It is acknowledged that any changes or alterations to the Meadowview Village Subdivision will be subject to 17.16.29.100 of the City of Great Falls Land Development Code which states:

"A Planned Unit Development shall be developed only according to the approved final plan and all supporting data. The final plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees, and assigns, and shall limit and control the use of

premises (including the internal use of buildings and structures) and location of structures in the Planned Unit Development as set forth therein.

**A. Major Changes.** Major changes in the plan of development or supporting data similarly approved shall be considered the same as a new petition, and reapplication shall be made in accordance with the procedures for a new application. Major changes include increase in density, heights of buildings, change in location and types of nonresidential land uses, changes in road standards or alignment, changes in the location and/or amount of land devoted to open space, parks or other common facilities.

**B. Minor Changes.** Minor changes may be approved by the zoning administrator or Planning and Community Development Director following approval of such change by the appropriate property owners' association if applicable. Minor changes are defined as any change not defined as a major change."

### Exhibits

- A) Site LayoutB) Proposed Subdivision Plat
- C) Phasing Plan

### Exhibit A – Site Layout





1						Ag	end	a #15.
23-090		אבטי ו חב	RLO	SMW/RLO			04/03/2025	
JOB #:		URAWN.	DESIGN:	:PO	; )		DAIE:	
DATE								
DESCRIPTION								
	2		S T S	61-1955	9565		., 2025	
	ADINEERING, III		S & SURVEYOI	• GREAT FALLS, MT 59404 • 406-7	• MISSOULA, MI 59808 • 406-203-9	WOITHENG.COM •	© WOITH ENGINEERING, INC	
				405 3RD STREET NW, SUITE 206	3860 O'LEARY SIREEI, SUIIE A	• WWW	COPYRIGHT	
			MUNIANA CONTANA	405 3RD STREET NW, SUITE 206	3860 O'LEARY SIREEI, SUILE A	• WWW	COPYRIGHT	
				405 3RD STREET NW, SUITE 206	SITE LAYOUT OVERALL LAND USE SUBMITTAL	· ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	COPYRIGHT	OVERALL SUBMITTAL.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
							COPYRIGHT	SITE LAYOUT OVERALL SUBMITTAL.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025

PRELIMINARY - NOT FOR CONSTRUCT


\_\_\_\_ \_\_\_\_ \_\_\_\_↓■\_\_\_\_\_ \_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_\_\_ · \_\_\_\_ -\_\_\_

KEY NOTES			23-090	RL0/TDL	RLO	SMW/RLO	4/03/2025
$\langle 1 \rangle$ CLEAR VISION TRIANGLE (45' x 4) $\langle 2 \rangle$ BUILDING CORNER PER LOT LAY	5') OR (10' x 10') OUT		B #:	3WN:	SIGN:	3A:	ATE: 0
			Or	DR/	DES	0	DA
			DATE				
			NOI				
			DESCRIPTI				
			C B		S	51-1955 565	, 2025
			NG. IN		VEYO	59404 • 406-7( 808 • 406-203-9	EERING, INC
			IFFRIN		<b>k</b> SUR	AT FALLS, MT OULA, MT 598 FNG COM •	ITH ENGINE
			FNGIN		ERS 8	TE 206 • GRE/ UITE A • MISS WWW WOITH	liGHT © WO
			OITH		NGINE	REET NW, SUI RY STREET, S •	СОРҮК
						405 3RD STF 3860 O'LEAN	
					NTANA		
					MO		
						<b>1</b> ITTAL	
		TION	AGF	 		E SUBN	/03/2025
		struc		1		AND US	SKI ON APR
		CONS	IVWOO			WESTL	ERT OSOW
		T FOR	MFA			AYOUT '	ED BY:ROB
		γ - NO				SITE L,	MG PLOTT
	٨	<b>AINAR</b>			FALLS		'BMITTAL.D
		RELIN		]	KEAT		EST SU
		Ц.		i	Ľ U		ЛW
	0 50 100 IN FEET	ΡF		E	ٹ X	-A	A SITE LAYOUT W

Agenda #15.



						Ag	ienda i	#15.
Y NOTES CLEAR VISION TRIANGLE (45' x 45') OR (10' x	( 10')		23-090			SMW/RLO	04/03/2025	
BUILDING CORNER PER LOT LAYOUT				źż	ź		i.i	
CLUBHOUSE						CA:	DATE	
PRICKLE BALL COURT BUILDING		Γ						
DOG PARK								
MAILBOXES								
SCHOOL DISTRICT TRAIL CONNECTION								
		Ļ			1 1			
			ΤE					
			DA					
			DION					
			ESCRIF					
			₩				10	
			<u>,                                    </u>	S B C	61-1955	9565	C., 2025	
				C N	4 • 406-7	406-203-	NG, INC	
			NG		MT 5940	59808	NEERII	
			Ë		FALLS,	ULA, MT IG.COM	H ENG	
			SIN	ବ ୪	• GREAT	• MISSO VOITHEI	© WOIT	
			EŇ		ITE 206	SUITE A • WWW.1	RIGHT (	
			E	UN N	LNW, SU	TREET, (	сору	
			<b>N</b>	ENG	STREET	EARY S		
					405 3RD	3860 O'L		
		┟						
				[ana				
				INO				
				2				
						AL		
						AITT.		
			Ш (Ľ)			SUB		9202/
	H L	2	LLA(			JSE		APR/U3
			IV VI					KI CN /
			WVIE			ST L/		SUWS
		5	ADO			ΓEA9		BERI C
		5	ME			luoy		ВҮ:КО
	F	5				ΓA		UT LEU
						SITI		NG PL(
				LLS				TAL.U
				T FAI				SUBMIT
				REA			U FU V	EASIS
		╴┣		Ċ				
	0 50 100 IN FEET		F	- X	(- <i>L</i>	Δ	- 11 11 11	511 E LA
			<u> </u>		<u> </u>	7	39	- 8
								-

Exhibit B – Proposed Subdivision Plat



SUBDIVISION AREAS 27.03 ACRES (GROSS) 15.94 ACRES (LOTS) 0.15 ACRES (PUBLIC RIGHT-OF-WAY) 4.36 ACRES (PRIVATE ROADS & ALLEYS) 4.49 ACRES (COMMON AREAS) 2.09 ACRES (STORMWATER POND)

#### **KEY NOTES**

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT 2 PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)

 $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT

 $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT



MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM

NAVD88

## PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

### PERIMETER LEGAL DESCRIPTION

TRACTS 8-10 & 13-15 OF BEEBE TRACTS, RECORDS OF CASCADE COUNTY, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, PRINCIPAL MERIDIAN MONTANA, CASCADE COUNTY, MONTANA.

#### NOTES

- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36 ACRES.
- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

DATE

#### CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON.



#### OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

SURVEY COMMISSIONED BY UPSLOPE GROUP

#### LEGEND



 $\cdot - \cdot \cdot - \cdot - PROPOSED POND$ 

— — — — SECTION LINE ---- EXTERIOR SUBDIVISION BOUNDARY ADJOINING PARCEL BOUNDARY INTERIOR LOT BOUNDARY PER THIS PLAT EXISTING SIGN POST EXISTING CONCRETE/SIDEWALK EXISTING DITCH EXISTING FILL PILES EXISTING LANDSCAPING EXISTING GATE POST EXISTING BOLLARD EXISTING POWER POLE **EXISTING BURIED TELEPHONE EXISTING MANHOLE - TELEPHONE** EXISTING TELEPHONE VAULT EXISTING TELEPHONE PEDESTAL EXISTING BURIED GAS EXISTING SANITARY SEWER EXISTING MANHOLE - LIFT STATION EXISTING MANHOLE - SANITARY SEWER EXISTING WATER VALVE EXISTING FIRE HYDRANT **EXISTING DECIDUOIUS TREE** PROPOSED BUILDING PROPOSED SIDEWALK/CONCRETE

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WELLOB#: 23,000
ENGINEERS & SURVEYORS					DRAWN: CRH
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •		9	20 N	4 E	DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET <u>1</u> OF <u>5</u>



VERTICAL DATUM NAVD88

 $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

- FALLS PUBLIC UTILITY EASEMENT.

#### OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

SURVEY COMMISSIONED BY UPSLOPE GROUP

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA
ENGINEERS & SURVEYORS					DRAWN: CRH
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET. SUITE A • MISSOULA. MT 59808 • 406-203-9565		9	20 N	4 E	DATE: APRIL 3, 2025
• WWW.WOITHENG.COM •					SHEET $\underline{2}$ OF $\underline{5}$

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA



## PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

> SURVEY COMMISSIONED BY UPSLOPE GROUP

#### KEY NOTES

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT

- $\langle 2 \rangle$  PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)
- $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT
- $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

#### NOTES

- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36 ACRES.
- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

IN FEET

BASIS OF BEARING MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM NAVD88

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •		9	20 N	4 E	DRAWN: CRH QA: MDS DATE: April 3, 2025 FILENAME: PREPLAT.DWG

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA



# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

### **KEY NOTES**

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT 2 PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)  $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT  $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT  $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT  $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT  $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

### NOTES

- ACRES.

OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

> SURVEY COMMISSIONED BY UPSLOPE GROUP

 $\langle 8 \rangle$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.

2. COMMON AREA LOTS BEGIN WITH THE LETTER C.

3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.

4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36

5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

IN FEET BASIS OF BEARING MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM NAVD88

WOITH ENGINEERING, INC.	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WELLOR#: 23,000
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •		9	20 N	4 E	DRAWN: CRH QA: MDS DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET <u>4</u> OF <u>5</u>



# PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

OWNER OF RECORD GREAT FALLS CHURCH OF CHRIST INCORPORATED

> SURVEY COMMISSIONED BY UPSLOPE GROUP

### **KEY NOTES**

 $\langle 1 \rangle$  60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT

- $\langle 2 \rangle$  PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT, UNLESS OTHERWISE NOTED)
- $\langle 3 \rangle$  20' STORM DRAINAGE EASEMENT PER THIS PLAT
- $\langle 4 \rangle$  6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 5 \rangle$  20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 6 \rangle$ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT
- $\langle 7 \rangle$  20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

 $\left<8\right>$  20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

### NOTES

\_\_\_\_

- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE A SINGLE LOT THAT IS OWNED AND MANAGED BY THE MEADOWVIEW VILLAGE HOMEOWNERS ASSOCIATION. SAID LOT CONTAINS 4.36 ACRES.
- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

IN FEET

<u>BASIS OF BEARING</u> MONTANA STATE PLANE - 2500 GRID NORTH - GROUND DISTANCES VERTICAL DATUM NAVD88



.NA IA
A

Exhibit C – Proposed Phasing Plan



1				Ag	enda	a #15.
23-090	ארט וחר	RLO	SMW/RLO		04/03/2025	
JOB #:	. האשעוא	DESIGN:	QA:		DATE:	
E						
DAT						
		S S S S S	761-1955 9565		C., 2025	
			405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-7 3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, INC	
		$\geq$	ITTAI	ļ		
		XEAL FALLS	SITE LAYOUT OVERALL AND LISE SUBM			VERALL SUBMITTAL.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025
		GREAL FALLS				ITE LAYOUT OVERALL SUBMITTAL.DWG PLOTTED BY:ROBERT OSOWSKI ON APR/03/2025.

PRELIMINARY - NOT FOR CONSTRUCT



23-090	ארט/ וטר	RLO				end 92/2/20/40	a #15.
JOB #:	UKAWN.	DESIGN:	. <	J		DAIE:	
ATE							
DESCRIPTION D							
		ENGINEERS & SURVEYORS	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955	3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565	WWW.WOITHENG.COM	COPYRIGHT © WOITH ENGINEERING, INC., 2025	
		MONIANA		PHASING PLAN			D BY:ROBERT OSOWSKI ON APR/03/2025
		JKEALFALL					AN.DWG PLOTTE

**PRELIMINARY - NOT FOR CONSTRUCTION** 

LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Additional Site Drawings and Renderings** 








































































LAND USE SUBMITTAL REPORT Meadowview Village *April 16, 2025* 





**Homeowners Association Documents** 

Agenda #15.

After recording return to: Rhoades & Erickson PLLC 430 Ryman Street Missoula, MT 59802

#### BYLAWS OF MEADOWVIEW VILLAGE HOA, INC.

Meadowview Village HOA, Inc., a Montana Non-Profit Association, acting through its duly appointed and acting Directors, adopts bylaws as follows:

These Bylaws are adopted by the Board of Directors of Meadowview Village HOA, Inc., a Montana nonprofit mutual benefit corporation, for the purposes of establishing rules and guidelines for the governance of Meadowview Village HOA, Inc. and the maintenance and operation of the Meadowview Village subdivision pursuant to the Montana Nonprofit Corporation Act, § 35-2-113 et seq., MCA.

1. <u>Definitions</u>.

a. "Association" means Meadowview Village HOA, Inc., a Montana non-profit Association.

b. "Articles" means the Articles of Incorporation filed for the Association.

c. "Board" means the Board of Directors of the Association.

d. "Declaration" means the Declaration of Covenants, Conditions, and Restrictions for Meadowview Village, dated and recorded \_\_\_\_\_\_, 2025, as document \_\_\_\_\_\_, records of Cascade County, Montana, or as the Declaration may be subsequently amended from time to time, and any assignment of the Declarant's interest thereunder, including the Assignment and Assumption of Interest dated and recorded \_\_\_\_\_\_, as document \_\_\_\_\_, records of Cascade County, Montana. e. "Declarant" means \_\_\_\_\_\_ and its successors and assigns.

f. "Lot" shall mean and refer to any plot of land shown upon the recorded plat of the property subject to the Declaration, with the exception of common areas and dedicated streets and roads, if any.

g. "Period of Declarant Control" means the period beginning on the date the Declaration is first recorded in the office of the Clerk and Recorder of Cascade County, Montana, and ending on the date on which Declarant has sold one hundred percent (100%) of the Lots within Meadowview Village (including all phases) and the Declarant has notified the Association in writing that Declarant has determined that no additional property shall be added to Meadowview Village.

2. <u>Principal Office</u>. The Association's principal office shall be located at Great Falls, Montana, or such other place within the State of Montana as the Board of Directors may determine.

3. <u>Membership</u>.

a. <u>Membership Eligibility</u>. The Members of the Association (a "Member") shall consist of those persons or entities who are mandated to be members under the Declaration.

b. <u>Voting Rights</u>. The Members shall be entitled to vote upon membership matters in the manner described in the Declaration. A simple majority of the quorum of the votes assigned to Members represented at any meeting shall be sufficient to pass motions, approve resolutions, or elect Directors unless the Declaration, Articles, or law require a greater majority.

c. <u>Membership Meetings</u>. The Members shall hold an annual meeting on the first Monday in the month of June, beginning in the year 2026, at the hour of 6:00 p.m., at the principal office of the Association, or upon notice at such other place and time within the State of Montana as may be designated by the Board of Directors. The purpose of the annual meeting shall be to elect Directors and to transact any other matters that might come before the meeting. If the date fixed for the annual meeting falls upon a legal holiday, then the annual meeting shall be held on the next business day. In the event the annual meeting is omitted by oversight or otherwise, the Directors shall cause a meeting to be held in lieu thereof as soon as such meeting may be conveniently done. Any business transacted or elections held at such meeting shall be as valid as though called and held upon the date of the annual meeting previously specified. Such subsequent or replacement meetings shall be called in the same manner as prescribed for the calling of special meetings of the Members.

d. <u>Special Meetings</u>. Special meetings of the Members may be called at any time by the President of the Association or by the Board of Directors. It shall be the duty of the President and Board of Directors to call such special meetings whenever so requested in writing by twenty-five percent of the Members. Such meetings shall be held at the principal office of the Association

or after notice at such other place within the State of Montana as may be designated by the Board of Directors. Notice of special meetings shall be given in accordance with Section 3(e).

e. <u>Notice of Meetings</u>. Except as otherwise provided for by statute, written or printed notice stating the location, date, and hour of the meeting and, in the case of special meetings, the purpose for which the meeting is to be held shall be delivered not less than ten days nor more than fifty days before the date of any such meeting. Notice shall be given by the Secretary of the Association at the direction of the President or the Board of Directors. Notice may be communicated as permitted under § 35-2-115, MCA. It is the obligation of the Member to keep the Association advised of that Member's current address and other contact information.

f. <u>Action without Meeting</u>. Any action required or which may be taken at a meeting of the Members may be taken without a meeting if the consent in writing setting forth the action so taken is signed by all of the Members entitled to vote on such matter.

g. <u>Remote Meetings</u>. Membership meetings may be held by remote means if conducted in accordance with § 35-2-525, MCA, and so long those participating by remote means may simultaneously hear each other and those participating in person during the meeting. A Member participating in a meeting by this means is considered to be present in person at the meeting.

h. <u>Order of Business</u>. The order of business at the annual meeting and as far as possible at all other meetings of the Members shall be as follows: (i) call of roll; (ii) proof of due notice of meeting or waiver of notice; (iii) reading and disposal of any unapproved minutes; (iv) reports of officers; (v) election of officers; (vi) unfinished business; (vii) new business; and (viii) adjournment.

i. <u>Membership Rolls</u>. The Association shall maintain a membership roll containing the names and addresses of all of the Members of the Association. This membership roll shall be prima facie evidence of the identity and address of the Members entitled to vote and to exercise all other rights of membership. The membership rolls shall be open to inspection during the regular business hours of the Association or upon reasonable request to the custodian of such rolls. It shall be the responsibility of Members to advise the Association upon any transfer of a Lot or upon any change of mailing address.

j. <u>Quorum</u>. The presence of 50 percent of the Members of the Association, represented either in person or by proxy, shall constitute a quorum at any meeting of the Members. If less than that number of Members is represented at such meeting, a majority of those Members so present may adjourn the meeting without further notice. Upon the continuation of any adjourned meeting at which a quorum is present or represented, any business may be transacted which might have been transacted at the meeting as originally noticed. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

k. <u>Proxies</u>. At all meetings of the Members, a Member may vote either in person or by proxy executed in writing by the Member or by his duly authorized attorney in fact. Such proxies shall set forth the period of time for which they will be valid, which shall not exceed eleven months from the date of its execution unless otherwise provided for in the proxy.

1. <u>Cumulative Voting</u>. Cumulative voting shall not be permitted for any purpose.

m. <u>Voting by Ballot</u>. The election of Directors must be by ballot. Voting upon any question or other matters may be oral unless the presiding officer of such meeting shall order or any Member shall demand that voting be conducted by ballot. A ballot may be delivered electronically if in compliance with § 35-2-533, MCA.

#### 4. <u>Board of Directors</u>.

a. <u>General Powers</u>. The business affairs of the Association shall be managed by the Board of Directors. Without limitation, the Board of Directors may, from time to time, develop, impose, and enforce reasonable rules and restrictions upon the Owners and the use of the common areas specified in any plat of Meadowview Village, as specified in the Declaration.

b. <u>Qualifications, Elections and Appointment, and Term of Office</u>. The number of Directors may be increased or decreased by amendment to the Bylaws unless the Articles provide otherwise, except the minimum number of Directors shall be three. A Director need not be a Member. One or more Directors may be a professional contracted by the Association to be a Director. Directors shall be chosen at the annual meeting of the membership by election according to the highest number of votes received by the nominee for said office, subject to the Declarant's rights to appoint and remove Directors. Each Director shall serve for a term of three (3) years or until his or her successor shall have been elected and qualified or until he or she shall have resigned or been removed in the manner as provided herein. Notwithstanding the foregoing or anything to the contrary herein, during the Period of Declarant Control, Declarant may appoint, remove, and replace from time to time, or at any time, any or all of the Directors of the Association. If Declarant elects to do so, Declarant may relinquish, either on a temporary or permanent basis, the right to appoint all or a portion of the Directors of the Association, but only if the Declarant does so in writing.

c. <u>Meetings</u>. An annual meeting of the Board of Directors shall be held on the same day and immediately following the annual meeting of the Members. This annual meeting shall be held at the principal office of the Association or any other location within the State of Montana as the Board of Directors may designate. The Directors, by resolution, may establish the time and place of other regular meetings of the Board of Directors. Special meetings of the Board of Directors may be called by the President of the Association or by any Director. Notice of all meetings provided for in this part shall be given to all Directors in accordance with the provisions of Section 4(d). The Board of Directors may permit any or all Directors to participate in a regular or special meeting by or to conduct the meeting through the use of any means of communication by which all Directors participating may simultaneously hear each other during the meeting. A

Director participating in a meeting by this means is considered to be present in person at the meeting.

Notice. Notice of all annual and regular meetings shall be delivered to each d. Director by the Secretary at least ten days prior to the time fixed for such meeting. Notice of any special meeting of the Board of Directors shall be in writing, and the Secretary shall deliver such notice to each Director at least three days prior to the date set for any such special meeting. Said notices may be delivered either in person or through the United States mail, facsimile, or e-mail. If such notice is mailed, it shall be deemed delivered when deposited in the United States mail and properly addressed with the postage prepaid. For the purpose of this section, the proper address, facsimile number, and e-mail address shall be the addresses of the Directors as shall appear on the membership roll of the Association. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall be deemed to be a waiver of notice unless that Director shall be in attendance for the sole expressed purpose of objecting to the transaction of business because the same was not lawfully called or convened. Neither the business to be transacted nor the purpose of any annual or regular meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting, but the notice of any special meeting shall state the business and purpose of the special meeting to be held.

e. <u>Quorum</u>. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. If less than a majority of the Directors are present at any such meeting, a majority of those Directors actually present may adjourn the meeting from time to time without further notice.

f. <u>Manner of Acting</u>. The act of a majority of the Directors present at any meeting at which a quorum is present shall be deemed the act of the Board of Directors.

g. <u>Removal and Resignation</u>. Subject to Declarant's rights during the Period of Declarant Control, any or all Directors may be removed from office with or without cause by the Members at the annual meeting or any special meeting called for that purpose. A Director may resign, effective upon receipt of written notice of such resignation by the Chairman of the Board if one shall have been chosen, or the President or Secretary of the Association. Any Director who ceases to own a Lot shall be deemed to have resigned.

h. <u>Vacancies</u>. The vacancies occurring among the Directors for any reason other than by virtue of an increase in the number of Directors' positions may be filled by vote of the remaining Directors. If the remaining Board of Directors is unable to agree on an individual to fill such vacancy, then the Members of the Association at a special meeting convened for that purpose shall fill the vacancy. When a vacancy in the Board of Directors is created by virtue of an increase in the number of Directors, such vacancy shall be filled by an appointee of the Board of Directors. Such appointee shall hold a position as Director until the next annual election of Directors, at which time the office held by such appointee shall be filled by an election of the Members as in the case of the election of other Directors. Notwithstanding the foregoing or anything to the contrary herein, during the Period of Declarant Control, Declarant may appoint, remove, and replace from time to time any or all of the directors or officers of the Association. If Declarant so elects, Declarant may relinquish, either on a temporary or permanent basis, the right to appoint all or a portion of the Directors and officers of the Association, but only if the Declarant does so in writing.

i. <u>Compensation</u>. By resolution, the Board of Directors may authorize the reimbursement of their actual expenses incurred while attending and traveling to and from any duly constituted meeting of the Board. No such payment shall preclude any Director from serving the Association in any other capacity and receiving compensation therefor.

j. <u>Presumption of Action</u>. Any Director of the Association who is present at a meeting of the Board of Directors at which any action relating to any corporate matter is taken shall be conclusively presumed to have consented to such action unless his dissent shall be entered upon the minutes of the meeting or filed in writing with the person acting as secretary of the meeting prior to its adjournment or forwarded by registered mail to Secretary of the Association immediately upon adjournment of such meeting. No Director who voted in favor of any such action shall have the right to dissent.

k. <u>Order of Business</u>. The President and Secretary of the Association shall act as the chairman and secretary of each Directors' meeting unless the Board of Directors shall elect other members of the Board to act in their place instead. The order of business at the annual meeting and as far as possible at all other meetings of the Directors shall be as follows: (i) call of roll; (ii) proof of due notice of meeting or waiver of notice; (iii) reading and disposal of any unapproved minutes; (iv) reports of officers; (v) election of officers; (vi) unfinished business; (vii) new business; and (viii) adjournment.

1. <u>Action without a Meeting</u>. Any action required to be taken at a meeting of the Directors, or any action which may be taken at a meeting of the Directors, may be taken without a meeting of the Directors if consent in writing setting forth the action so taken shall be signed by all of the Directors entitled to vote with respect to the subject matter thereof. An email with a printed name of the Director indicating the Director's vote shall suffice as a writing signed by a Director for purposes of this section. An action taken under this section is effective when the last Director signs the consent unless the consent specifies a different effective date.

5. <u>Architectural Control Committee</u>. Subject to Declarant's initial right and obligation to appoint the Architectural Control Committee during the Period of Declarant Control, the Board of Directors by resolution or resolutions adopted from time to time shall designate an Architectural Control Committee to hold office for such term or terms as may be determined by the Board of Directors. Such Architectural Control Committee shall consist of two Directors and any additional Members of the Association as may be determined by the Declarant or the Board of Directors, as the case may be. The Architectural Control Committee shall have all the powers necessary to serve the functions as described in the Declaration. A quorum shall be a majority of the members of the committee and any authorized action may be taken by a majority vote of the quorum present.

#### 6. Officers.

a. <u>Officers</u>. The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, and any other officers as the Board of Directors from time to time deem necessary. Such additional officers shall be elected or appointed by and their titles and duties prescribed by the Board of Directors. Any two or more offices may be held by the same person, except for the offices of President and Secretary.

b. <u>Qualification, Election, and Term of Office</u>. The officers of the Association shall be elected annually by the Board of Directors at their first meeting following the annual meeting of the Members. If the election of officers is not held at that meeting then such election shall be held as soon thereafter as may be conveniently done. Vacancies shall be filled, and new offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and qualified or until his death, resignation, or removal. Notwithstanding the foregoing or anything to the contrary herein, during the Period of Declarant Control, Declarant may appoint, remove, and replace from time to time, or at any time, any or all of the officers of the Association.

c. <u>Resignation and Removal</u>. Any officer may resign at any time by giving written notice of resignation to the Board of Directors, the President, or the Secretary of the Association. Unless otherwise specified in said written notice, such resignation shall take effect upon acceptance thereof by the Board of Directors. Any officer having been elected and appointed by the Board of Directors may be removed by the Board of Directors whenever, in its judgment, the best interests of the Association would be served thereby. Such removal shall be without prejudice to the contract rights, if any, of the person removed. Any officer who ceases to own a Lot or misses two or more meetings of the Board of Directors within a one-year period without a reason acceptable to the Board of Directors shall be deemed to have resigned. The election or appointment of any officer or any other agent shall not in itself create contractual rights.

d. <u>President</u>. The President, who must be a Director, shall be the executive officer of the Association and shall, in general, supervise and conduct all of the business of the Board of Directors. The President shall preside at all meetings of the Members or the Board of Directors. The President must sign with the Secretary of the Association or other proper officer as designated by the Board of Directors the annual statements, all deeds, mortgages, bonds, contracts, or other instruments authorized by the Board of Directors to be executed, except in cases where the signing and execution of such documents shall be expressly delegated by the Board of Directors or these Bylaws to some other officer or agent of the Association or shall be under the laws of the State of Montana required to be otherwise assigned or executed. The President shall perform all duties incidental to the office of the President and shall perform such other duties as may be prescribed by the laws of the State of Montana, the Articles, or by the Board of Directors.

e. <u>Vice President</u>. In the absence of the President or in the event of his inability or refusal to act, the Vice President, or in the event there are more than one Vice President, the Vice Presidents in the order of priority as designated or if such priorities are not designated in the order of their election, shall perform the duties of the President. When so acting, the Vice President shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President may sign, together with a majority of the Directors, inclusive of the President, the annual

statement of the Association. The Vice President or Vice Presidents shall perform all other duties as may from time to time be assigned by the President or the Board of Directors.

f. <u>Secretary</u>. The Secretary shall have the duties as follows: (i) keep the minutes of the proceedings of the Members and of the Board of Directors in one or more books provided for that purpose; (ii) see that all notices are duly given in accordance with the provision of these Bylaws or as otherwise required by the Articles or law; (iii) be custodian of the Corporate records and seal of the Association and see that such seal is affixed to all documents executed on behalf of the Association; (iv) keep a register of the post office addresses of each of the Members; (v)

have general charge of the membership rolls of the Association; (vi) in general perform all of the duties incidental to the office of Secretary and such other duties as from time to time may be assigned to the Secretary by the President or the Board of Directors.

g. <u>Treasurer</u>. The Treasurer shall have the duties as follows: (i) have charge and custody and be responsible for all funds and securities of the Association; (ii) receive and give receipts for monies due and payable to the Association from any source whatsoever; (iii) deposit all such monies in the name of the Association in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of these Bylaws; and (iv) in general, perform all of the duties incidental to the office of Treasurer and any other such duties as from time to time may be assigned by the President or the Board of Directors. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with a surety or sureties as the Board of Directors shall determine is appropriate. The cost of any such bond shall be paid for by the Association.

h. <u>Salaries</u>. Salaries of the officers, if any, shall be fixed, from time to time, by the Board of Directors and no officer shall be prevented from receiving such salary by reason of the fact that he is also a Director of the Association.

7. <u>Fiscal Year</u>. The fiscal year of the Association shall begin on the first day of January in each year and end on December 31st of that year.

8. <u>Waiver of Notice</u>. Whenever any notice is required to be given by these Bylaws, the Articles, or any of the laws of the State of Montana, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein shall be deemed the equivalent of giving such notice.

9. <u>Amendment</u>.

a. <u>By the Directors</u>. The Board of Directors by the affirmative vote of a two-thirds majority of those Directors in attendance, may at any meeting amend or alter any of these Bylaws provided that the substance of the proposed amendment shall have been stated in the notice of the meeting.

b. <u>By the Members</u>. Following the Period of Declarant Control, and not before the expiration of that period, the Members at any special or annual meeting may by a sixty percent

(60%) majority vote of those in attendance, either represented in person or proxy, amend or alter these Bylaws, provided that the substance of the proposed amendment shall have been stated in the notice at the meeting.

10. <u>Severability</u>. If any portion of these Bylaws is deemed to be contrary to law by a Court of competent jurisdiction, such portion of the Bylaws is severable from the remaining provisions of the Bylaws, and those remaining provisions shall be legally binding.

#### CERTIFICATE

We, the undersigned, being a majority of the Board of Directors of Meadowview Village HOA, Inc., do hereby assent to the adoption of the foregoing Bylaws and do hereby certify that the same were duly adopted as the Bylaws at the first meeting of the Directors of said Association on \_\_\_\_\_\_, \_\_\_\_, and that the same do now constitute the Bylaws of said Association.

DIRECTORS:

Agenda #15.

After recording return to: Rhoades & Erickson PLLC 430 Ryman Street Missoula, MT 59802

## DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MEADOWVIEW VILLAGE

This Declaration is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_\_, and its successors and assigns ("Declarant") and provides as follows:

### RECITALS

A. Declarant is the owner of real property located in Cascade County, Montana, commonly known as the Meadowview Village subdivision, which is more particularly described as follows:

Beebe Lots 8-10 and 13-15, Section 9, Township 20 North, Range 4 East, Cascade County, Montana

# [LEGAL DESCRIPTION]

hereinafter the "Real Property."

B. Declarant wishes to place restrictions, covenants, and conditions upon the Real Property for the use and benefit of the Real Property and its current and future owners.

#### DECLARATION

Declarant declares that all the Real Property shall be held, sold, and conveyed subject to the following restrictions, covenants, conditions, and easements, all for enhancing and protecting the value, desirability, and attractiveness of the Real Property.

1. <u>Definitions</u>. The following definitions shall apply in this Declaration.

a. <u>Association</u>. "Association" means Meadowview Village HOA, Inc. and its successors and assigns.

b. <u>Architectural Control Committee</u>. "Architectural Control Committee" means the committee set forth in Section 7 herein.

c. <u>Board</u>. "Board" means the Association's board of directors, whether elected under the Bylaws or appointed by Declarant as herein provided.

d. <u>Bylaws</u>. "Bylaws" means the bylaws adopted by the Association, as may be amended from time to time.

e. <u>Common Area</u>. "Common Area" means those areas which have been or are to be improved, repaired, or maintained by the Association for the benefit of the Owners, including but not limited to: (i) the access roads and utility easements associated with the Real Property; (ii) all other driveways, roads, roadways, parking lots or other commonly held property within the Real Property; (iii) any park, playground, sports courts, clubhouse or similar improvement depicted on the plat or plats for the Real Property and identified as common area; and (iv) any area depicted on the plat or plats of the Real Property identified as common area, including the vegetation within the common area.

f. <u>Declarant</u>. "Declarant" means \_\_\_\_\_\_ and its successors and assigns.

g. <u>Declaration</u>. "Declaration" means this Declaration of Covenants, Conditions, and Restrictions for Meadowview Village, as it may be amended from time to time.

h. <u>Lot</u>. A "Lot" means a lot, as shown on the recorded plat map of the Real Property or any amended plat map of the Real Property.

i. <u>Owner</u>. "Owner" means the record owner of a Lot, whether in fee or undivided fee, and whether one or more persons or entities, including buyers under a contract for deed, but excluding any person or entity who has sold or is selling any Lot under a contract for deed and those having such interest merely as security for the performance of an obligation.

j. <u>Period of Declarant Control</u>. "Period of Declarant Control" means the period beginning on the date this Declaration is first recorded in the office of the Clerk and Recorder of Cascade County, Montana, and ending on the date on which Declarant has sold one hundred percent (100%) of the Lots within Meadowview Village (including all phases) and the Declarant has notified the Association in writing that Declarant has determined that no additional property shall be added to Meadowview Village. After the termination of the Period of Declarant Control, Declarant, if still an owner, will continue to have all the rights and duties of an Owner.

k. <u>Real Property</u>. "Real Property" means the property described in Section A of the Recitals.

2. <u>Expansion and Annexation of Adjoining Properties.</u> Declarant may, without the consent of the Owners, add to the Real Property to which this Declaration pertains adjoining real properties which Declarant may develop. Such annexation shall be accomplished by filing an amended declaration or notice of annexation that describes the additional real property intended to come under this Declaration, declaring the same to be subject to the terms and provisions of this Declaration. Upon recording such instrument(s), the real property included therein shall be subject to the terms, limitations, assessments, easements, and all other aspects of this Declaration as if such properties were specifically described herein.

#### 3. <u>Homeowners' Association</u>.

a. <u>Organization</u>. Upon filing the final plat of the Meadowview Village subdivision, Declarant will file with the Montana Secretary of State Articles of Incorporation, creating a nonprofit corporation to be the Association. The Association shall be responsible for maintaining, administering, and enforcing the covenants, easements, conditions, and restrictions set forth herein.

b. <u>Membership</u>. Every person or entity who is an Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of the Lot, which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership. Acceptance of a deed, notice of purchasers' interest, or documentation evidencing an ownership interest in a Lot shall be deemed to be consent to membership in the Association. The recording of a deed or other document evidencing an ownership interest shall be prima facie evidence of acceptance of that document by the receiver of the interest transferred.

c. <u>Voting Rights.</u> The Association shall have one class of membership voting. Other than otherwise provided in this subsection, Members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest in a Lot, the vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast concerning any Lot.

d. <u>Management During Period of Declarant Control</u>. During the Period of Declarant Control, Declarant may appoint, remove, and replace from time to time any or all of the directors or officers of the Association. If Declarant so elects, Declarant may relinquish, either on a temporary or permanent basis, the right to appoint all or a portion of the directors and officers of the Association, but only if the Declarant does so in writing.

#### 4. <u>Responsibility and Authority of Association</u>.

a. <u>Maintenance and Management of Common Areas and Roadways</u>. The Association shall maintain and manage the Common Areas, including but not limited to the common roadways (including the plowing of snow on all roadways), common storm drainage easements, any other improvements on the Common Areas, and all vegetation within the Common Areas. The Association shall levy assessments associated with the foregoing, including levied amounts set aside for the eventual replacement of the roadways. The Association shall implement reasonable rules that govern the Owners and their invitees' and guests' use and enjoyment of the Common Areas. This shall include reasonable restrictions on the use of the Common Areas or components thereof, including specifying the allowed hours of use. During the Period of Declarant Control, no construction of improvements, alterations, or other changes may occur to the Common Areas without the prior written consent of Declarant. The following common areas are not intended to be developed or substantially improved: lots C1, C3-C5, C7-C9, C11-C17, C19-C20, and C22.

b. <u>Enforcement</u>. The Association shall enforce the covenants and restrictions provided for herein and resolve disputes related thereto. In the furtherance of these covenants and restrictions, the Association may, from time to time, develop and impose reasonable rules and restrictions upon the Owners. The Association may, at its discretion, impose fines or other penalties (levied as assessments) against Owners that fail to comply with any provision of this Declaration and/or any rule duly adopted by the Association.

c. <u>Other Services and Professional Management</u>. The Association may provide additional services it deems necessary and appropriate. The Association may provide such services for all or a portion of the property within its jurisdiction, or it may contract and levy assessments on such portion of the Members that derive benefits from the services concerned. Further, the Association may retain the services of a professional manager or management company or contract with other professionals to carry out any of the Association's duties.

#### 5. <u>Assessments</u>.

a. <u>Assessments</u>. All Lots for which the final plat has been recorded shall be subject to assessments. The assessments levied by the Association shall be used exclusively for the Association discharging its responsibilities, as described herein, and for the administration and enforcement of this Declaration and the Bylaws.

b. <u>Types of Assessments</u>. The assessments levied by the Board shall be utilized to provide funds consistent with the purposes of the Association. The assessments may include, but shall not be limited to, the following:

i. <u>Regular assessment</u>. A regular assessment for the administration of the Association, including, but not limited to, maintenance and replacement costs (including future maintenance and replacement costs), liability insurance, local taxes, if any, and other usual expenses, and to provide funds for such other purposes as the Board may find necessary and consistent with the purposes of the Association.

ii. <u>Special Assessments</u>. The Association may levy a special assessment in any year for the purpose of defraying, in whole or in part, the costs of any unexpected expense of the Association or any other special assessment that the Board may levy.

c. <u>Payment of Assessments</u>. The assessments of the Association provided for herein shall be computed on a yearly basis, commencing on the 1st day of January of each year and terminating on the 31st day of December of the same year. The assessments for any year shall become due and payable monthly, quarterly, annually, and/or in advance at the discretion of the Board. The Board shall fix the amount of the assessment against each Lot for each assessment period of at least thirty (30) days in advance of the due date specified herein and shall, at that time, prepare a roster of the Lots and assessments applicable to each, which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall be sent to every Owner subject thereto.

d. <u>Effect of Non-Payment of Assessment</u>. If the assessment (or fine or penalty) levied by the Association are not paid by midnight on the date when due, then such assessment (or fine or penalty) shall become delinquent and shall, together with any interest thereon, become a continuing lien upon the Lot, against which the non-paid assessment was levied, which lien shall run with the land. Such lien shall have priority from the date the Association records proper notice of lien on the records of Cascade County, Montana. If the assessment (or fine or penalty) remains unpaid for thirty (30) days after such due date, the assessment shall bear interest from the due date at the maximum annual percentage rate permitted by law. The obligation of the then-Owner to pay any assessment, fine, penalty, or interest shall not be affected by any conveyance or transfer of title to the Lot. The Association may bring an action at law against the Owner obligated to pay the same and/or against the Lot, and there shall be added to the amount of such assessment their costs of collecting the same for foreclosing the lien thereof, including reasonable attorney's fees.

6. <u>Purpose of Restrictions and Covenants</u>. These restrictions and covenants are made for the purposes of creating and keeping the Real Property desirable, attractive, beneficial, and suitable in architectural design, materials, and appearance, all for the mutual benefit and protection of the Owners of Lots within the Real Property.

a. <u>Architectural Guidelines</u>. No improvements of any type (buildings, structures, fences, landscaping, or any other item) shall be constructed or made on any Lot without first having been approved by the Architectural Control Committee. The Architectural Control Committee will establish architectural guidelines, placing further restrictions and limitations upon the use of the Real Property, upon the nature, location, design, and size of structures beyond those set out in this Declaration. The architectural guidelines shall be enforced in the same way as any term or provision of this Declaration. However, in the event of any conflict between an express term in this Declaration and such guidelines, this Declaration shall control. Guidelines established by the Architectural Control Committee that are in effect at the time an owner purchases a Lot may be subsequently amended or changed. An owner is responsible for obtaining the current guidelines before any construction or improvements to any Lot. The construction or creation of any improvements to any Lot must comply with the guidelines in effect when the improvements are made.

b. <u>Residential Use</u>. All Lots shall be known and described and used as residential only. No business, trade, manufacture, or commercial activity of any kind or description shall be conducted on any Lot except as permitted in this subsection. A rental of the property for a rental duration of less than 30 days is considered a commercial use under this Declaration and is, therefore, prohibited. A rental of a Lot for a duration of 30 days or more is not considered a commercial use under this Declaration and is thus permitted. The use of any Lot for a daycare requires the prior written approval of the Board of Directors for the Homeowners Association. This subsection does not prohibit Declarant's development and marketing of the Real Property or the use of Declarant's construction offices, sales offices, construction buildings, and the Common Area for so long as Declarant owns one or more Lots.

c. <u>Planned Unit Development and Zoning</u>. All uses and improvements on any Lot and any Common Area shall comply with all applicable Planned Unit Development and zoning regulations and restrictions.

d. <u>Type of Structures.</u> No structures shall be erected, altered, placed, or permitted to remain on any Lot other than one (1) single-family residential structure with or without an attached garage.

e. <u>Building Height Restrictions</u>. The maximum height of the buildings to be erected on each Lot shall be limited so as to prevent unreasonable interference with the views from each Lot. Without limitation, no building may exceed two stories in height above ground level or 30 feet above ground level, whichever is greater. Common Areas are exempt from these building height restrictions.

f. <u>Building Materials.</u> No materials exterior materials on any structure on any Lot shall be utilized except for lap siding, board and batt, veneer stone, or engineered wood with appropriate flashing along the bottom. No vinyl or metal skirting shall be placed on any structure on any Lot. Only asphalt shingles or metal roofing may be used on any structure located on any Lot.

g. <u>Noxious or Offensive Activity</u>. No noxious or offensive activity shall be carried on upon the Real Property, nor shall anything be done thereon that constitutes an annoyance or nuisance to the neighborhood. The Association may impose reasonable quiet hour restrictions.

h. <u>Easements over all Common Areas.</u> The Owners shall have an easement for use and enjoyment of all of the Common Areas, subject to the rules and regulations as the Association may develop from time to time and also subject to the rights reserved to Declarant. Declarant reserves easements over the Common Areas for ingress, egress, and utilities.

i. <u>Roadways</u>. Roads within the exterior boundaries of the Real Property are private in all respects, but all Real Property and all subdivisions thereof and all Lots are benefitted by and subject to the easements reflected on the plat recorded with the clerk and recorder, which easements are hereby reserved or conveyed, as the case may be. The speed limit on all roads within the exterior boundaries of the Real Property is 15 miles per hour.

j. <u>Utility Easement Reservation</u>. Declarant shall have and does hereby reserve a perpetual easement for the right to locate, install, erect, construct, expand, maintain, and use, or authorize the location, installation, erection, construction, expansion maintenance, and use of waterlines, drains, sewer lines, electric lines, telephone lines, and other utilities, and to give or grant a right-of-way easement over any part of any Lot within the Real Property, providing that such location, installation, erection, construction, expansion, maintenance, and use is harmonious with the development of the Real Property. Declarant also retains rights of ingress and egress to, upon, and from the Real Property for purposes of locating, installing, erecting, constructing, maintaining, expanding, or using waterlines, drains, sewer lines, electric lines, telephone lines, and other utilities.

k. <u>Trash and Garbage</u>. No portion of the Real Property shall be used or maintained as a dumping ground, nor shall any rubbish, trash, garbage, or other waste (including yard waste) be allowed to accumulate except in sanitary containers, which shall be emptied at least once a week. Burning trash or yard waste is prohibited. The dead-end alley lots need to have trash receptacles rolled to the no parking side of the private road on pickup day. On the looped alleys, trash receptacles need to be moved to one side of the alleys and provide no parking in alley signs from 7 a.m. to 2 p.m. on trash pickup days. The Association may make and enforce additional or different rules regarding trash collection and disposal.

1. <u>Parking</u>. Parking is permitted only on one side of the street and only in designated areas. No vehicle shall be placed or parked at any time such that it impedes, obstructs, or interferes with pedestrian or vehicular traffic along any street or driveway within the Real Property. No non-operational or unregistered vehicle shall be parked within the Real Property. No vehicle of any sort shall be parked in the alleys within the Real Property. Any vehicle that is parked within an alley within the Real Property shall be subject to immediate towing by the Association without warning.

m. <u>Exterior Maintenance and House Numbers</u>. Each Owner of a Lot on which there are one or more structures shall provide reasonable exterior maintenance upon the structure(s), including all exterior siding and any fences located on the Lot. All homes on any Lot must be numbered on the front of the house. Either the home and/or a garage on each Lot shall also be numbered on the back of the structure(s) facing the alley.

n. <u>Fences.</u> No fence or comparable structure shall be constructed or placed on any Lot until the Architectural Control Committee approves the height, color, type, design, and location thereof. No fencing shall be taller than three feet (3') on the front lot line. No fencing shall be taller than three feet (3') on the side lot lines in any area that is within 10 feet of the front lot line. There shall be no fencing between any garage and any alley. All other fences shall be no taller than six feet (6'). A diagram reflecting the limitations on fencing and the locations thereof is attached as Exhibit "A." o. <u>Animals</u>. There shall be no livestock whatsoever (including but not limited to poultry) allowed upon the Real Property. No more than three dogs, three cats, two cats and one dog, or two dogs and one cat are permitted per Lot. If an owner has three dogs, at least one dog must be under 40 pounds.. No cats or dogs shall be permitted or allowed to run at large. All dogs and cats must be under their owner's direct control and supervision when off of the Owner's Lot, specifically including the use of any Common Area or street. All dogs must be leashed when off of the Owner's Lot.

p. <u>Signs</u>. No advertising signs, billboards, or unsightly objects shall be erected, placed, or permitted on any Lot. However, exceptions are allowed as follows: (i) one small (less than six square feet) "For Sale" upon each Lot; (ii) small signs (less than six square feet) about any political campaign or ballot issue, but only for thirty days prior to the election to which the sign pertains; (iii) the Association may erect signs for the implementation and enforcement of the terms of this Declaration and any rules adopted by the Association; and (iv) Declarant may place signs and other promotional materials of any size on or about the Real Property to promote the development of the Real Property and sales of lots within the Real Property at Developer's sole discretion.

q. <u>Recreational Vehicles, Campers, Trailers, and Boats</u>. No recreational vehicle, camper, trailer, or boat shall be parked on a street within the Real Property for a period of more than 24 hours.

r. <u>Utility Connection Costs</u>. The Owner of each Lot shall pay all utilities and utility connection costs.

s. <u>Landscaping and Mining and Mineral Rights</u>. No Owner may engage in mining or mineral removal activity, including the removal of gravel or sand, except as necessary for constructing a permitted structure and/or permitted landscaping. All Owners shall conduct regular maintenance of all front yard landscaping. No sprinklers or drip irrigation shall be used on any Lot in any area located within ten feet (10') of any home or structure.

t. <u>Weed Control</u>. The Owner of each Lot shall be responsible for controlling noxious weeds and vegetation on the entirety of such Owner's Lot. If an Owner fails to provide such control, the Association may enter the Lot and provide such weed control at the expense of the Owner of the Lot concerned.

u. <u>Utilities, Wiring, and Antennas</u>. All utility service lines shall be located underground. No exterior television or radio antennas or satellite dishes larger than three feet in diameter shall be placed or permitted to remain on any Lot. All utilities, wiring, antennas, and satellite dishes shall be located as inconspicuously as possible at such locations as approved by the Architectural Control Committee. v. <u>Forced Sewer Lots</u>. For any lot that may require a forced sewer system such as a grinder pump lift station or other lift station, including but not limited to lots 129-140, 141-148, and 157-163, the Owner of the particular Lot agrees to be solely responsible for any expenses associated with the installation and maintenance of any such systems.

w. <u>Improvement Agreement</u>. The properties subject to this Declaration are also subject to the Improvement Agreement for the Development of Meadowview Village Subdivision by \_\_\_\_\_\_ Upon the Property Legally Described as Lots 8-10 and 13-15 of Beebe Tracts, Section 9, T20N, R43, P.M.M., Cascade County, Montana, on file with the City of Great Falls, Montana.

x. <u>No Re-Subdivision</u>. No Lot may be further subdivided.

#### 7. <u>Architectural Control Committee</u>.

a. <u>Appointment of Architectural Control Committee</u>. An Architectural Control Committee, consisting of three members, shall be appointed to carry out the duties set forth herein. The members of the Architectural Control Committee shall be appointed by Declarant during the Period of Declarant Control and may include the Declarant or parties related to the Declarant. Thereafter, the Board shall annually appoint two members of the Board and one other member of the Association to serve on the Architectural Control Committee. The party appointing members of the Architectural Control Committee may also remove and replace those members.

b. <u>Approval of Construction Plans</u>. No site clearing or preparation shall be commenced, no building or other structure shall be started, constructed, installed, erected, or maintained on any Lot, nor shall any addition, renovation, remodeling change, or alteration therein be made until the complete plans and specifications for the same have been submitted to and approved in writing by the Architectural Control Committee. Said plans and specifications shall include but not be limited to the following; site clearance, the designs, dimensions, location and principal materials, colors, and color schemes to be used, as well as a complete description of all fences, lighting, off-street parking, and landscaping planned in connection with the construction. The Architectural Control Committee may request additional information and details of the proposed improvement, and the request for approval will only be deemed submitted once all requested information or detail is supplied. Approvals may be based on engineering, architectural, legal, or aesthetic grounds. In the event the Architectural Control Committee fails to act on a request for approval within thirty days of its complete submission, including all required materials and payment of any fee, the request shall be deemed denied.

c. The Committee is entitled to grant variances from the building and use restrictions set forth in this Declaration. Such variances may be either temporary or permanent in nature.

Declaration of Covenants, Conditions, and Restrictions for Meadowview Village

d. The Committee's determination shall be final and is not subject to further vote or determination by the Association.

e. Neither the Declarant, the Association, nor any member of the Architectural Control Committee shall be liable, nor their respective members, officers, directors, or employees shall be responsible or liable for any action or inaction in their role on the Architectural Control Committee, nor for any defects in any plans or specifications submitted, revised or approved under this section, nor for any defects in construction pursuant to such plans, and specifications including but not limited to defects related to soil or foundation subsidence. Approval of plans and specifications under this section shall not be deemed in lieu of compliance by an Owner with applicable building codes or other governmental laws or regulations.

8. <u>Common Area Access and Use</u>. The plat reflects Common Areas intended for the use of the Lot owners, their guests, and invitees. No plants, trees, improvements, or other materials within the Common Areas shall be removed or altered by any Owner without the written approval of the Association. Commercial activities may be permitted within the Common Areas with the Association's advance written consent. The Association shall implement and enforce reasonable rules that govern the Owners and their invitees' and guests' use and enjoyment of the Common Areas. This shall include reasonable restrictions on the use of the Common Areas, including specifying the allowed hours of use.

9. <u>Enforcement and No Waiver</u>. The Association, any Owner, and/or Declarant shall have the option and right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, and charges now or hereafter imposed by the provisions of this Declaration. The method of enforcement may include legal action seeking an injunction to prohibit any violation, to recover damages, or both. Failure by the Association, any Owner, or by Declarant to enforce any such provisions shall in no event be deemed a waiver of the right to do so thereafter.

10. <u>Attorney's Fees</u>. Should any lawsuit or other legal proceeding be instituted against an Owner who is alleged to have violated one or more of the provisions of this Declaration, the prevailing party in such proceeding shall be entitled to reimbursement for the costs of such proceeding, including reasonable attorney's fees.

11. <u>Severability</u>. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

12. <u>Duration</u>. The covenants, conditions, charges, and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by Declarant, the Association and/or any Owner, and their respective legal representatives, heirs, successors, or assigns in perpetuity.

#### 13. <u>Amendment</u>.

a. <u>Amendment During Period of Declarant Control</u>. During the Period of Declarant Control, this Declaration may only be amended or repealed with the Declarant's written consent. Such amendments shall not require the approval of any Owners.

b. <u>Amendment After Period of Declarant Control</u>. After the Period of Declarant Control, this Declaration may be amended or repealed as follows. Any amendment shall require the consent of the Owners of sixty percent (60%) of the Lots. Such consent may be evidenced in writing, signed by the Owners or by vote at a regular or special meeting of the members of the Association, or by a combination of written consents and votes.

c. <u>Unilateral Amendment by Declarant</u>. At any time before or after the Period of Declarant Control, so long as Declarant owns at least one Lot, Declarant may unilaterally amend this Declaration (1) if such amendment is solely to comply with applicable law or correct a technical or typographical error; (2) if such amendment does not adversely alter any substantial rights of any Owner or mortgagee; or (3) in order to meet the guidelines or regulations of a mortgagor or insurer including, but not limited to, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, or the Veterans Administration or any similar agency. Such amendments shall not require the approval of any Owners.

d. <u>Recording Requirement</u>. No modification or amendment to this Declaration shall be effective until a written instrument evidencing such modification or amendment, together with the necessary consents, is executed and recorded in the records of Cascade County, Montana.

14. <u>Liability of Declarant</u>. Declarant shall have no liability for any of its actions or failures to act or for any action or failure to act of any Owner.

Declarant executes the foregoing Declaration on the day and year written above.

[DECLARANT NAME]

By: \_\_\_\_\_

By: \_\_\_\_\_

State of Montana County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2025, by \_\_\_\_\_ on behalf of \_\_\_\_\_\_.

(notary seal)

Notary Public

Declaration of Covenants, Conditions, and Restrictions for Meadowview Village







# **Great Falls Public Schools**

District Offices • 1100 4<sup>th</sup> Street South • P.O. Box 2429 • Great Falls, MT 59403 • 406.268.6000 • www.gfps.k12.mt.us

April 10, 2025

City of Great Falls Planning Division Planning & Community Development Department P.O. Box 5021 Great Falls, MT 59403

To Whom It May Concern,

Thank you for your letter denoting the Meadowview Village Major Subdivision located in the NE 1/4 Section 9, T20N, R4E, P.M.M. in Cascade County, Montana. We understand that this is a proposed 163 lot single-family residential development. This property is located within our school district boundaries. The following is a response to the information sent to the Great Falls Public School District. We have formulated the questions below to comment on the proposed subdivision.

# 1. Will the existing school facilities be able to accommodate additional students?

The addition of the 163 single-family residential development will have an impact on the Great Falls Public School District. Given our current enrollment projections, we believe that the District will be able to accommodate any additional students from the development.

# 2. Do you have any other comments or requirements on the proposed subdivision as it affects the public school system?

The elementary students in the proposed subdivision will easily be able to walk to Chief Joseph Elementary School. The subdivision is approximately two blocks from East Middle School. Great Falls High School will be the attendance center for any high school students..

Sincerely,

Bruin Pater

Brian Patrick Director of Business Operations Great Falls Public Schools



Commission Meeting Date: June 3, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	Professional Services Agreement Amendment No. 1: WTP Head House and Rapid Mix Vault, OF 1332.7
From:	Engineering Division
Initiated By:	Public Works Department
Presented By:	Christoff Gaub, Public Works Director
Action Requested:	Consider and approve Professional Services Agreement Amendment No. 1

#### **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (approve/not approve) the Professional Services Agreement Amendment No. 1 in the amount of \$256,000 to TD&H Engineering Inc., for the Water Treatment Plant Head House and Rapid Mix Vault project and authorize the City Manager to execute the agreement documents."

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

Staff Recommendation: Approve Professional Services Agreement (PSA) Amendment No. 1.

**Summary:** The original PSA tasked TD&H Engineering, Inc. to conduct a condition assessment of the head house, complete the project design, develop plan set, and assemble a bid package for the proposed critical improvements associated with this project. Amendment No. 1 adds State Revolving Fund loan application services, mechanical services for a circulation pump relocation, analysis of the 1916 Filter Building roof trusses, main floor grating evaluation and design, and construction inspection services. The project is scheduled to bid in August, with work beginning late fall 2025.

**Background:** The Head House, part of the original 1916 water plant, plays a vital role in initiating the water treatment process by receiving raw water from the Missouri River. During routine maintenance, staff discovered severe deterioration in the Head House's concrete floor, posing a risk of major service disruption and potential injury. In December 2023, inspection by TD&H revealed widespread structural issues, including spalling, significant cracking, and exposed, corroding rebar in the elevated slab and walls of the settled water flume and rapid mixer. Preventative measures, such as stainless-steel covers and aluminum railings are under consideration to mitigate future damage. For additional background, see attached Agenda Report from June 4, 2024.
## Significant Impacts:

This project presents unique challenges, particularly in completing repairs to the Head House while minimizing impacts to the Water Treatment Plant's operations. Since all work occurs within the plant, careful planning is underway to ensure uninterrupted service to the city and its residents during construction.

## Workload Impacts:

City engineering staff will provide project management and oversight. Since the City engineering staff is highly tasked, this PSA enables the staff to focus on work where they can provide the most benefit.

## Project Work Scope:

See attached Agenda Report from June 4, 2024, Commission Meeting and Project Summary Sheet.

## Conclusion:

The Amendment No. 1 will result in further engineering analysis and design, SRF Loan assistance, mechanical engineering services, and full-time construction inspection services. The overall project will provide plan and bid document preparation for the 1916 Head House building including repairs on the Rapid Mix Slab main floor and lower level. It will also add truss work to the 1916 Filter Building.

**Fiscal Impact:** The project has been selected, prioritized, and would be executed in accordance with the Public Works Capital Improvements Program and budgeted utilizing available funds from the Water Enterprise Fund. The initial PSA cost \$178,000 and this Amendment No. 1 would add \$256,000 for a total of \$434,000.

Alternatives: City Commission has the option to decline the amendment and instruct City Staff to: (1) Choose an alternative consultant, potentially leading to challenges. For example, switching to another consultant who is not familiar with the design and project intent could result in less efficient project execution, more demand on City staff for project information and possibly a less accurate translation of the design into the constructed product. (2) Instruct City staff to move forward without amending the professional service agreement, which would consume a large amount of time pulling City Staff's focus away from other priorities and the project-required expertise beyond staff capabilities.

## **Attachments/Exhibits:**

Professional Services Agreement – Amendment 1 Project Summary Sheet Agenda Report from June 4, 2024, Commission Meeting

# AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT

**THIS AMENDMENT** is made and entered into by and between the CITY OF GREAT FALLS, a Municipal Corporation, hereinafter referred to as "OWNER," and TD&H ENGINEERING hereinafter referred to as "CONSULTANT" OR "ENGINEER."

# WITNESSETH:

**WHEREAS,** the OWNER and CONSULTANT entered into a Professional Services Agreement for the project known as WTP Head House and Rapid Mix Vault, OF 1332.7 approved by the Commission June 4, 2024 (the "**Agreement**");

**WHEREAS**, Paragraph 12 of the Agreement provides that the Agreement may be amended by written agreement signed by both parties;

**WHEREAS**, the OWNER and CONSULTANT desire to further modify and expand the Scope of Services, and include fees for the same, of the Agreement to include construction phase services, SRF loan assistance, mechanical services, further engineering analysis, and bidding services.

**NOW THEREFORE**, the OWNER and CONSULTANT mutually agree as follows:

1. The foregoing recitals are incorporated by reference as though fully set forth herein. All capitalized terms used herein and not defined shall have the same meaning as set forth in the Agreement.

2. The OWNER and CONSULTANT mutually agree to supplement the Scope of Services located in Exhibit 'A' of the Agreement as follows:

See attached Exhibit A for the additional Scope of Services.

3. The OWNER and CONSULTANT mutually agree to include fees for the above additional Scope of Services in the amount not to exceed **\$256,000**, supplementing Exhibit "A" of the Agreement, bringing the total Agreement amount to \$434,000. The rate schedule for the additional services agreed upon herein are itemized in the attached **Exhibit A and Exhibit B**.

4. Except as modified by this Amendment No 1, the Agreement remains in full force and effect and unmodified and is hereby ratified and confirmed.

**IN WITNESS WHEREOF**, the parties hereto executed this Amendment No. 1 to Professional Services Agreement as of the latest date included below.

# **CITY OF GREAT FALLS**

# **TD&H ENGINEERING**

By: Gregory T. Doyon, City Manager	By: Rodney Blake GF Office Manager, PE
Date:	Date:
Attest:	
By: Lisa Kunz, City Clerk	(Seal of the City)
*Approved as to Form:	
By: David G Dennis, City Attorney	

\* By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

# **EXHIBIT A – ENGINEERING SCOPE OF SERVICES**

1800 River Drive North Great Falls, MT 59401

May 2, 2025

Ryan Shaneybrook City of Great Falls – Public Works 1025 25<sup>th</sup> Ave NE Great Falls, MT 59404



406.761.3010 tdhengineering.com

# RE: GFWTP LOWER HEADHOUSE STRUCTURAL REPAIRS – ADDITIONAL DESIGN AND CONSTRUCTION SERVICES

Dear Ryan,

We appreciate the opportunity to submit this fee proposal for providing services assisting with the SRF loan application, and for providing construction engineering services for the repairs of the upper and lower head house slabs. These efforts will be based upon the required renovation information known to us at this time gathered during our initial evaluation report and currently shown on the plans completed at the time of this proposal. We have assumed part time inspections for this project. If you feel full time inspections are required, we will need to update our proposal. Additionally, we are considering construction to take place over two separate periods totaling about 6 months of in field work over a one year period with efforts to take place in Fall of 2025 and summer of 2026. The cost for TD&H to provide these structural engineering services is estimated as follows:

Total Estimated Cost	\$256,000
Miscl. Out of Scope Services Contingency	<u>\$10,000</u>
Part Time Inspection Services (6 months, 22hrs/wk – T&M)	\$96,000
Construction Support Services (T&M)	\$98,000
Construction Bidding Services	\$14,000
Main Floor Metal Grating Evaluation and Design	\$12,000
Analysis and Design for 1916 Filter Roof Trusses	\$9,000
Mechanical Services for the Circulation Pump Relocation	\$10,000
SRF Loan Application Services (Time and Materials – T&M)	\$7,000

If after reviewing our cost proposal and scope of services you find them acceptable, let us know and we can work with you on setting up a contract.

We look forward to working with you on this project. Let us know if there you have any questions.

Sincerely,

Rodney R. Blake PE Structural Engineer TD&H ENGINEERING

J:\2023\23-232 GFWTP - Head House Slab Repairs\03\_PROJECT MANAGEMENT\CONTRACTS\Lower Head House Evaluation and Design Proposal\GFWTP Headhouse Repair - Additional Services.doc

Exhibit A

The scope of work for TD&H to perform additional engineering services for the upgrades to the Head House facility is as follows:

#### SRF Loan Assistance Services (T&M):

• Assist the City of Great Falls by filling out the SRF loan Uniform Application that will be used to help fund the construction costs for this project. We will rely on the City to provide to us key information that can be used in this process.

#### Mechanical Services for lowering the Recirculating Pump to Floor Level (T&M):

- Provide mechanical engineering design services for the relocation of the recirculating pump.
- Provide plans and specifications for the pump relocation.

#### Analysis and Repairs for 1916 Filter Trusses (T&M):

- Perform an on-site inspection of the trusses located in the 1916 portion of the building.
- Perform calculations for the trusses to determine what is required for upgrades if needed.
- Provide on plan upgrade details for the trusses.

#### Main Floor Metal Grating Analysis and Design (T&M):

- Perform an on-site inspection of the metal grating just east of the receiving chamber.
- Perform calculations and create details that can be used on the plans for what is required to upgrade the grating and resolve any safety concerns.

### **Bidding Assistance Services (T&M)**

- Bidding Services:
  - Answer contractor RFIs during bidding
  - Attendance at pre-bid meeting.
  - Attendance at bid opening Note: We are assuming that the City will be in charge of the bid opening, but TD&H will be present and provide assistance as needed.
  - o Addenda preparation.

### Construction Support Services (T&M)

- Construction Services:
  - Attendance at one pre-con meeting.
  - Bi-weekly meeting with the City during construction assumed up to 14 meetings.
  - Periodic engineer inspections not part of weekly meetings (up to 20 total)
  - Part time inspections by a TD&H inspector Assumes 6 months actual construction inspections over a 12 month construction period, due to a likely gap between lower level and upper level construction. The assumption is that during the 6 months of construction, the inspector will be on site on average 22 hours per week.
  - Concrete testing (assumes up to 6 concrete pours)
  - Provide inspection reports as required.
  - Review contractor pay requests.
  - Review change order requests.



tdhengineering.com

- o Answer contractor RFIs.
- Shop drawing review.
- Final walk through of the project site at end of construction.
- Final Punch list verification site inspection.
- o Provide as-built drawings for actual construction.

# Exclusions:

- Based on our discussions, the following services will be <u>excluded</u> from our scope of work:
  - o Payment of Advertisement costs and building permit fees.
  - o Full time inspection services.
  - Any other service not explicitly described in our statement of work above.



# **EXHIBIT B – RATE SCHEDULE**



# 2025 GREAT FALLS RATE SCHEDULE

# Fee Compensation

TD&H's hourly billing rates for 2025 are provided in the adjacent table. We invoice for services rendered to a project to the nearest quarter hour.

Direct project costs will be invoiced at cost plus 10%. Examples of these costs include airfare, ground transportation, lodging, meals, shipping and express mail, outside reproduction services, and other direct costs required for the project.

Outside contract services including subconsultants, subcontractors and drilling services will be invoiced at cost plus 10% to cover additional insurance and administrative fees.

	DESCRIPTION	HOURLY RATE		
AA	Administrative Assistant	\$77.00		
AM	Administrative Manager	\$125.00		
GA	Grant Administrator	\$104.00		
LS1	Surveyor's Assistant	\$87.00		
LS2	Surveyor	\$103.00		
LS3	Survey Party Chief	\$121.00		
LS4	Project Surveyor	\$139.00		
LS5	Registered Land Surveyor	\$166.00		
ENVS	Environmental Scientist	\$126.00		
IH1	Industrial Hygiene Technician I	\$92.00		
IH2	Industrial Hygiene Technician II	\$119.00		
LT1	Lab Technician I	\$80.00		
LT2	Lab Technician II	\$89.00		
CR1	Construction Representative I	\$110.00		
CR2	Construction Representative II	\$131.00		
CR3	Construction Representative III	\$155.00		
CR4	Construction Representative IV	\$188.00		
LA Landscape Architect		\$140.00		
LP Land Planner		\$174.00		
CLS CMT Lab Supervisor		\$130.00		
CD1	CAD Designer I	\$92.00		
CD2	CAD Designer II	\$120.00		
CD3	CAD Manager	\$131.00		
GC	CAD/GIS Specialist	\$110.00		
ET	Engineering Technician	\$126.00		
E1	Engineer I	\$119.00		
E2	Engineer II	\$128.00		
E3	Engineer III	\$149.00		
E4	Engineer IV	\$174.00		
E5	Engineer V	\$198.00		
E6 Engineer VI \$228		\$228.00		
P Principal \$254.00		\$254.00		
DCT Deposition & Court Testimony \$418.00				
PMI Project Manager I \$184.00				
PMII	Project Manager II	\$238.00		
DIRECT	REIMBURSABLES			
le S	urvey – Robotic Total Station			
nile H	lourly Rate:	\$30.00		

Vehicle Use: Passenger Vehicle Mileage	\$0.75/mile	Survey – Robotic Total Station	
Heavy Duty Vehicle Mileage	\$1.10/mile	Hourly Rate:	\$30.00
Survey – Global Positioning		Survey – Total Station with Data Collector	
Daily Rate:	\$500.00	Daily Rate:	\$100.00
Hourly Rate:	\$80.00	Hourly Rate:	\$20.00
Minimum Charge:	\$160.00		
Reproduction		CAD Plotter (In-house)	
Color (8.5x11)	\$1.50/page	Bond	\$0.90/SF
Color (11x17)	\$2.50/page	Mylar	\$3.30/SF
B&W (8.5x11)	\$0.60/page		
B&W (11x17)	\$1.20/page	XRF – Daily	\$350.00

NOTES: 1) Construction Materials Testing per Separate Fee Schedule. \*See Materials Testing Fee Schedule for Additional Information

2) Overtime work (above 40 hours per week, or weekends) increase hourly rates by 25%, or per quotation.

3) Annual rate adjustments occur in January of each year and typically range from 3% to 4%.

## PROJECT SUMMARY SHEET: WTP HEAD HOUSE AND RAPID MIX VAULT, O.F. 1332.7 FY 2025 Capital Improvement Plan

## Current as of: May 19, 2025

**Description:** The Water Treatment Plant Head house building is part of the original plant built in 1916. The concrete in the building is showing severe signs of age and deterioration.

<u>Justification</u>: The deteriorating condition of the Head House Floor and Rapid Mix Vault creates a hazardous condition for WTP personnel. Failure of the floor would cause a disruption in supplying water to the residents of Great Falls. The collapse of the floor may also cause injury to WTP personnel.

**Scope:** Evaluate condition of the concrete within the building and determine repairs to keep the plant operating safely.

Added to CIP: 2<sup>nd</sup> half FY2024

## CIP Timeline: On track

Cost:

- CIP programmed cost/FY: \$10K/FY24; \$1.65M/FY25
- Awarded Cost: Consultant \$434,000 (TD&H)
- Construction: TBD
- Final Cost: TBD

Funding Source(s): Utilities Water (Consultant); SRF Loan (Construction)

- Funding Match Requirements: N/A

Planned Execution Method: Design-Bid-Build

Planned Construction CY: 2025

Current Project Stage (Estimated Completion Date): Design (July 2024),

- Design Method: Consultant (TD&H)
- Contractor: TBD

Map & Site Pictures:



# PROJECT SUMMARY SHEET: WTP HEAD HOUSE AND RAPID MIX VAULT, O.F. 1332.7 FY 2025 Capital Improvement Plan Current as of: May 19, 2025



Agenda #16.

# PROJECT SUMMARY SHEET: WTP HEAD HOUSE AND RAPID MIX VAULT, O.F. 1332.7 FY 2025 Capital Improvement Plan Current as of: May 19, 2025



# PROJECT SUMMARY SHEET: WTP HEAD HOUSE AND RAPID MIX VAULT, O.F. 1332.7 FY 2025 Capital Improvement Plan





Commission Meeting Date: June 04, 2024 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	Professional Services Agreement: WTP Head House and Rapid Mix Vault, OF 1332.7.
From:	Engineering Division
Initiated By:	Public Works Department
Presented By:	Christoff Gaub, Public Works Director
Action Requested:	Consider and approve a Professional Services Agreement.

# **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (approve/not approve) a Professional Services Agreement in the amount \$178,000 to retain TD&H Engineering Inc., for the City of Great Falls Water Treatment Plant Head House and Rapid Mix Vault project, and authorize the City Manager to execute the agreement documents."

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

Staff Recommendation: Approve a Professional Services Agreement.

## **Summary:**

City staff proposes to retain TD&H Engineering Inc. to conduct a condition assessment of the head house, complete the project design, develop plan set, and assemble a bid package for the proposed critical improvements associated with this project.

# **Background:**

The head house is part of the original 1916 water plant structure. The head house plays a crucial role in the water treatment process. Raw water is drawn from the Missouri River and pumped up to the head house where the treatment process starts. Water is passed rapidly through two large mixers, starting the coagulation portion of the treatment process. During routine maintenance operations staff discovered that the head house concrete floor is severely deteriorated. Failure of the floor would cause a major disruption in supplying water to the residents of Great Falls.

On December 13, 2023, TD&H conducted a visual inspection of the elevated slab that spans over the water flume and the rapid mixer. TD&H assessed the condition of the concrete slab above the northwest end of the settled water flume that supports a large valve crank. The exposed edges of the slab supporting

the valve cranks on each end of the settled water flume are spalling and have significant cracking visible from above and below. The reinforcing bar (rebar) is exposed in those areas and shows signs of severe degradation.

There are multiple cold joints in the northeast and southwest walls of the settled water flume that show signs of degradation. There are some areas where the concrete has spalled, but the rebar is not yet exposed. There are cracks in several areas of the walls, most notably near the southeast end of the flume, originating near the opening, and an additional crack originating at the southeast pedestal. Several of the concrete ties in the southwest wall were moist and dripping water.

The hardness of the concrete varies considerably throughout the walls of both the settled water flume and rapid mixer. Some areas seem sound and are not easily worn when scratched with a flat head screwdriver. Other sections of the concrete in the rapid mixer showed significant gouging of 1/8" to 3/4" when scratched with a screwdriver. Some locations in the soft concrete are spalling but still attached to the wall, while the material is easily removed and the pieces friable. There was no coarse aggregate, which is required for concrete strength, observed in those areas in the depth of the spall.

The spalling in the slab between the accesses is less severe and is not unexpected in a slab of this age. For multiple span members, there is reverse bending at intermediate supports.

The soft concrete in the walls is likely due to a combination of chemical exposure and age. Exposure to the alum leaves the concrete susceptible to sulfate attack. Sulfate attack can lead to expansion, cracking, and disintegration of the concrete. The deterioration of the concrete can provide means for water to penetrate further beneath the surface and the reactions will continue, causing loss of strength over time. The use of large concentrations of chlorine coupled with the deterioration of the concrete may cause corrosion of the rebar due to chloride attack. This corrosion will, over time, reduce the strength of the walls. It is likely that the combination of sulfate attack in the concrete and chloride attack on the steel ties causing the water leaks observed in the form ties between the raw water intake and the settled water flume. Preventative measures, such as epoxy-coated rebar, will be considered for mitigating future sulfate and chloride attacks.

The deteriorating condition of the Head House Floor and Rapid mix vault could lead to failure of the floor slab or substructure. Collapse of the head house floor slab or substructure would cause a major disruption in supplying water to the residents of Great Falls. Failure of the head house floor may also cause injury to WTP personnel.

# Workload Impacts:

TD&H will complete engineering design, bidding, and construction contract documents. City engineering staff will provide project management, and engineering services support.

# Purpose:

This project will include a detailed structural evaluation of the original 1916 portion of the head house at the Water Treatment plant. It will also develop plans and specifications for required upgrades.

# Project Work Scope:

The Consultant's Professional Service Agreement will include:

• Research existing plans and previous project reports for the Head house as they relate to the lower levels.

- Conduct a rebar scan on the main floor head house rapid mix slab.
- Extract concrete cores to determine the existing concrete strength.
- Summarize results of the structural analysis of the existing head house main floor rapid mix slab.
- Summarize what additional maintenance repairs can be performed to extend the useful life of the structures.
- Provide written recommendations on structural areas that need to be demolished and replaced.
- Provide a financial evaluation of the maintenance repair fix option and up to three replacement alternatives for the identified areas of concern.
- Provide design engineering plans, specifications and bid documents for the replacement of the rapid mix slab.

# **Conclusion:**

The project will result in comprehensive evaluation of the structural condition of the head house and provide options for the recommended repairs. This project will provide plan and bid document preparation for the rapid mix slab main floor and lower level concrete replacement or repairs and interior wall replacement or repairs for the 1916 Head House building.

# **Fiscal Impact:**

The project was selected, prioritized, and executed in accordance with the Public Works Capital Improvement Program, and budgeted utilizing Water Utility Funds. City staff recommends approving the Agreement with TD&H Engineering Inc., in the amount of \$178,000.

# Alternatives:

The City Commission could vote to deny the Professional Services Agreement, request Staff look for another Consultant to perform the service, or cancel the project. These actions would delay the project and continue to pose a hazardous risk to WTP personnel.

## Attachments/Exhibits:

Professional Services Agreement Exhibit A Project Summary Sheet



Commission Meeting Date: June 3, 2025 CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item:	Change Order No. 1: South Great Falls Storm Drain Middle Basin, OF 1820.0
From:	Engineering Division
Initiated By:	Public Works Department
Presented By:	Christoff Gaub, Public Works Director
Action Requested:	Approve Change Order #1

## **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (approve/not approve) Change Order No. 1 in the amount of \$149,721.00 and increase the total contract amount from \$1,581,695.80 to \$1,731,416.80."

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

Staff Recommendation: Approve Change Order No. 1.

**Summary:** This change order is necessary to maintain progress on the South Great Falls Storm Drain Project. It provides compensation to the contractor for standby costs incurred during the suspension of work, as allowed under the terms of the construction agreement. Additionally, it authorizes the creation of a temporary access route—approximately 1,400 feet in length—across undeveloped land and natural drainage paths to enable equipment access to the easement where the storm drain will be installed.

**Background:** The South Great Falls Storm Drainage Master Plan, completed in April 2012, identified key stormwater improvements—such as mains, detention ponds, and outfalls—for the area's north, middle, and south basins. Eight projects have been completed to date, with five remaining, including this one, which addresses chronic flooding concerns raised by local residents. Currently, stormwater from 22nd Avenue South enters a 30" main in 10th Street South, then flows overland across a school district parcel before entering a 48" main in 6th Street South that ultimately discharges into the Missouri River. This project will install 36" to 48" storm drain pipes, manholes, and inlets to close the infrastructure gap and reduce overland flooding.

All construction activities take place within easements located outside city limits and public rights-ofway. One of the easements crosses a privately owned parcel, whose owner is disputing the City's legal and physical access rights, despite the existence of a recorded easement (Reel 169, Doc 1329). City legal staff has reviewed the matter and maintains that the City's access rights remain valid. However, to avoid further delays, a temporary alternate access route is proposed. The property owner has made several efforts to obstruct the project, including blocking the easement with parked vehicles, preventing the contractor from performing the work. Costs associated with circumventing this property will be documented and pursued for recovery from the property owner.

Workload Impacts:

City staff will continue performing construction phase engineering services, project inspection, and serve as a point of contact for City correspondence.

<u>Project Work Scope:</u> See attached Change Order No. 1 and the Project Summary Sheet.

# Conclusion:

Staff recommends approval of this change order with United Materials to (1) compensate the contractor for standby costs incurred during the suspension period and (2) authorize construction of a temporary access route to continue installation of the storm drain.

**Fiscal Impact:** This project was selected and prioritized as part of the Public Works Capital Improvements Program and is funded through the Storm Drain Enterprise Fund. The original contract was \$1,581,695.80 and this Change Order No. 1 would add \$149,721.00 for a total of \$1,731,416.80.

**Alternatives:** The City Commission has the option to reject the change order and direct staff to: (1) Delay the project to a later date, which may result in increased standby costs; or (2) Terminate the contract, which would incur termination-related expenses and allow continued overland stormwater flow across school property.

# **Attachments/Exhibits:**

Change Order No. 1 Project Summary Sheet Easement Reel 169 Doc 1329 Easement Reel 170 Doc 367

# **Change Order**

**No.** 1

Date of Issuance: June 3, 2025	Effective I	Date: <u>June 3, 2025</u>
South Great Falls Storm Drain Middle Basin	Owner: City of Great Falls	Owner's Contract No. : O.F. 1820.0
Contractor: United Materials of G	reat Falls, Inc.	Date of Contract: 2/25/25
Address: PO Box 5021 Great Falls, MT 59403		Project Number.: PW312407
The Contract Documents are modified a	s follows upon execution of this Chang	ge Order:

- Modify the Construction Agreement, Subsection 5 Compensation. The original contract was \$1,581,695.80 and this Change Order No. 1 would add \$149,721 for a total of \$1,731,416.80.
- Modify the Unit Price Schedule to include the following:

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
121.	Change Order #1	1	LS	\$149,721	\$149,721

• The total cost for Change Order #1 is \$149,721.00

Attachments: (List documents supporting change): Cost breakdown proposal from contractor.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times:
\$ <u>1,581,695.80</u>	Working days 150 Calendar days   Substantial completion (days or date): 9/4/2025   Ready for final payment (days or date): 9/4/2025
[Increase] [Decrease] from previously approved Change	[Increase] [Decrease] from previously approved Change Orders
Orders No. <u>N/A</u> to No. <u>N/A</u> :	No. <u>N/A</u> to No. <u>N/A</u> : Substantial completion (days): <u>N/A</u>
\$ <u>N/A</u>	Ready for final payment (days): <u>N/A</u>
Contract Price prior to this Change Order:	Contract Times prior to this Change Order: Substantial completion (days or date): <u>150</u>
\$ <u>1,581,695.80</u>	Ready for final payment (days or date): <u>150</u>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): <u>50</u>
\$ <u>149,721.00</u>	Ready for final payment (days or date): 50
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>10/24/2025</u>
\$ <u>1,731,416.80</u>	Ready for final payment (days or date): <u>10/24/2025</u>

ACCEPTED:	ACCEPTED:	Agenda #17.
By: Kyr Style Owner (Authorized Signature)	By: Contractor (Authorized Signature)	_
Date: 5/20/2025	Date:	-
	Date:	_
		_
	ACCEPTED: By: Owner (Authorized Signature) Date:5/20/2025	ACCEPTED: ACCEPTED: By:By:By: Downer (Authorized Signature) Date: Date:Date:Date:

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

# A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directives must be incorporated into a sub sequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

# B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.



United Materials of Great Falls, Inc.

Great Falls, Montana 59403-1690 • P. O. Box 1690 • Telephone: (406) 453-7692 Construction Fax: (406) 727-9040 • Business Fax: (406) 727-2439 • Dispatcher: (406) 453-7201

# **Item Price Summary**

Project Name:	So Great Falls Storm Drain 6th St To 24th Ave		Customer:	City of Great Falls
Job Number:	25012 Bid Number: OF 1820.0		Billing Address:	P. O. Box 5021
Bid As:	Prime			Great Falls, MT 59403
Estimator:	Lonnie G. Anderson		Phone:	(406) 771-1258
Project Address:			Contact:	
Completion Date:	6/30/2025			

	Pay Items							
Des	cription	Job Cost ID	Task JCID	<b>Bid Quantity</b>	UM	Unit Bid Price	Total Bid Price	
D	Mobilization			1.00	UNIT	\$5,660.00	\$5,660.00	
D	Traffic Control			1.00	LS	\$1,410.00	\$1,410.00	
P	Atlas Land Surveys			1.00	LS	\$825.00	\$825.00	
S	Rinker Pipe			1.00	LS	\$935.00	\$935.00	
D	Load 48" RCP Pipe At Transport And Take To The Project			1.00	LS	\$14,790.00	\$14,790.00	
D	Time To Unload Pipe At The Transport Yard			1.00	LS	\$2,130.00	\$2,130.00	
P	Install And Remove 48" Plug			1.00	LS	\$5,640.00	\$5,640.00	
D	Pioneer A Road From 8th Street			1.00	L\$	\$108,755.00	\$108,755.00	
D	Loss Of Production Due To On Again Off Again Directives.			1.00	LS	\$3,026.00	\$3,026.00	
D	Costs Associated With Administration Time Associated With The Easement. (meetings, Time To Price Extra Work, Time Out On The Project)			1.00	LS	\$6,550.00	\$6,550.00	
Pay	Yay Items Total: \$149,721.00							

#### **PROJECT SUMMARY SHEET:**

### SOUTH GREAT FALLS STORM DRAIN IMPROVEMENTS MIDDLE BASIN, O.F. 1820.0

#### FY 2024 Capital Improvement Plan

### Current as of: May 22, 2025

**Description:** Installs new storm drain pipe to connect existing storm drain in 6<sup>th</sup> Street South and 10<sup>th</sup> Street South.

<u>Justification</u>: Currently, storm water flows over Great Falls School District property. Project will connect existing storm drain systems to outfall in Missouri River. Design based on recommendations in the South Great Falls Storm Drainage Master Plan from 2012.

**Scope:** Design and install 3,250 linear feet of 48-inch to 36-inch storm drain pipe to connect existing storm drain in 6<sup>th</sup> Street South to existing storm drain in 10<sup>th</sup> Street South.

Added to CIP: 1<sup>st</sup> half FY2024

CIP Timeline: On track

Cost:

- CIP programmed cost/FY: \$1.8M/FY25
- Awarded Cost: \$1.6M
- Final Cost: TBD

Funding Source(s): Utilities (Storm)

Planned Execution Method: Design-Bid-Build

Planned Construction CY: Spring 2025 to winter 2025

- Current Project Stage (Estimated Completion Date): Construction: United Materials (Fall 2025)
  - Design Method: Consultant (Water & Environmental Technologies)

#### Map & Site Pictures:

Site Map:



# PROJECT SUMMARY SHEET: SOUTH GREAT FALLS STORM DRAIN IMPROVEMENTS MIDDLE BASIN, O.F. 1820.0 FY 2024 Capital Improvement Plan

# Current as of: May 22, 2025

Picture 1: Flooding near 22<sup>nd</sup> Avenue South and 11<sup>th</sup> Street South:



Picture 2: Flooding near 6<sup>th</sup> Street South



Agenda #17.

ANUNAL

REEL 169 1 329

# EASEMENT

her "

THIS INDENTURE, made and entered into this 19th day of October, 1984, by and between <u>Jess J. Pritchard</u>, the Party of the First Part, and the CITY OF GREAT FALLS, MONTANA, a municipal corporation, the Party of the Second Part,

#### WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, Party of the First Part does by these presents, hereby bargain, sell, convey, transfer, and grant unto the Party of the Second Part, a perpetual right-of-way and easement for the construction, maintenance, enlarging, reducing, or removal of general utility lines, together with all necessary appurtenances thereto, in, under, over, along, through, and across the real property hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said general utilities. The easements and right-of-way herein mentioned cover a strip of land 30 feet wide for a permanent general utility easement included in a 60 ft. wide construction easement.

An easement to construct a sewer line in the NE1/4, NW1/4 section 24, T20N, R3E, P.M.M. said easement being 30 feet wide included in a 60 ft. wide construction easement and more fully described as follows:

Beginning at the center of Sec. 24, T2ON, R3E, P.M.M.; Thence N D° 39' E, 1369.0' to TRUE POINT OF BEGINNING on the centerline of the permanent utility easement; Thence S89° 46' W, 671.4'; Thence S O° 35' N 337.3' to south boundary of property, said easement contains 0.69 acres.

It is understood and agreed that the following covenants and conditions attach and pertain to the foregoing grant easement:

1. The Party of the Second Part agrees that in the event of any excavation within said easement, Party of the Second Part or its agents shall backfill and restore the surface to its existing condition.

2. For the protection of said easement, Party of the First Part shall not make or construct any building or other permanent improvement, except paving, upon the land covered by this easement, and said land shall be kept free of any such permanent obstruction that would impair the maintenance of the sanitary sewer main placed therein.

3. The property covered by the easement hereinbefore granted, is an exclusive easement for the party of the second part, and may be used for the construction and maintenance of other public utilities as granted by the Party of the Second Part, only upon express written permission of the Party of the First Part. This grant

Norma

REEL 169 1329 of easement is to be for sanitary sewers, water mains, and storm drains for the city of Great Falls only.

4. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the City of Great Falls, Montana, its successors and assigns.

5. The Party of the Second Part does hereby grant a waiver of sewer connection fees for each of the four (4) parcels shown on the attached Exhibit A as Mark 15D (2 parcels), Mark 15H and Mark 15I.

6. Waiver of the sewer connection fees will be granted and sewer taps allowed only upon annexation of the parcel(s) described under covenant and condition item 5 above.

IN WITNESS WHEREOF, the Party of the First Part does hereunto affix their signature and seal this 19th day of October , 1984.

City of Great Falls, Montana, a municipal corporation, nage

STATE OF MONTANA County of Cascade \$5 City of Great Falls

ATTEST: atter Cerri Clerk of Commission

DOCUMENT NO.

JOE TROPILA

On this 19th day of \_\_\_\_\_\_, 1984\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_\_JESS G. PRITCHARD \_\_\_\_ known to me to be the persons whose names subscribed and to the within instrument and acknowledge to me that /t/hey executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

S NIA LAY SEAL U realit Notary Public for the State of Montana (NOT ARIAL SEAL at/Great Falls, Montana sejon expires <u>August 23, 1985</u> "managers ...... APPROVED AS TO FORM City Attorney TIME 3:57 1984

TROF. and Reporter gound, Montana Doputy Doputy No Fee





Agenda #17.

ORIGINAL

# REEL 170 men 367

#### EASEMENT

THIS INDENTURE, made and entered into this <u>9th</u> day of <u>November</u> <u>1984</u>, by and between <u>Jack O. and Donna L. Paulson</u>, the Party of the First Part, and the CITY OF GREAT FALLS, MONTANA, a municipal corporation, the Party of the Second Part.

#### WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, Party of the First Part does by these presents, hereby bargain, sell, convey, transfer, and grant unto the Party of the Second Part, a perpetual right-of-way and easement for the construction, maintenance, enlarging, reducing, or removal of general utility lines, together with all necessary appurtenances thereto, in, under, over, along, through, and across the real property hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said general utilities. The easements and right-of-way herein mentioned cover a strip of land 30 feet wide for a permanent general utility easement included in a 60 ft. wide construction easement.

An easement to construct a sewer line in the NE1/4, NW1/4 section 24, T20N, R3E, P.M.M. said easement being 30 feet wide included in a 60 ft. wide construction easement and more fully described as follows:

Beginning at the SW corner of the SE 1/4 NW1/4, Sec. 24 T2ON, R3E, P.M.M.; thence N 0°35'E, 636.25'; Thence N89° 45' 28"E, 15.0' to TRUE POINT OF BEGINNING, the centerline of said easement; Thence N0° 35'E, 58.4'; Thence N 89° 45' 28" E, 671.10'; Thence N0° 35'E, 337.15' to north boundary of property, said easement contains 0.73 acres.

It is understood and agreed that the following covenants and conditions attach and pertain to the foregoing grant easement:

1. The Party of the Second Part agrees that in the event of any excavation within said easement, Party of the Second Part or its agents shall backfill and restore the surface to its existing condition.

2. For the protection of said easement, Party of the First Part shall not make or construct any building or other permanent improvement, except paving, upon the land covered by this easement, and said land shall be kept free of any such permanent obstruction that would impair the maintenance of the sanitary sewer main placed therein.

3. The property covered by the easement hereinbefore granted, is an exclusive easement for the Party of the Second Part, and may be used for the construction

and maintenance of other public utilities as granted by the Party of the Second Part, only upon express written permission of the Party of the First Part. This grant

REEL 170 por 367

of easement is to be for remitary severs, water mains. and stormaring for the city of Great Falls only.

4. This grant of conservations with the land and shell be binder lynon and shall inure to the purposit of the City of Great Solls, Morsana, its successors and assigna.

5. The Party of the Second Part does hereby great a wriver of serve connection fees for each of the four (4) parcels within Nark LDE as shown on the attached Exhibit A.

6. Waiven of the scale connection fees will be granted and seven taps: allowed only upor ecrossical of the control(s) described under covenints and condition item 5 above.

signature and cond this 5 day of DETERR

IN WITNESS MATTREES, the Party of the First Part does behavior affin their

City of Great Falls, Montana 100 6.7

STATE OF MONTANA FLATHERD County of Ser

ATTEST Cllerk of Commission

DOCUMENT NO. -

JOE TROPILA

mp

, 15 PY.

On this 5 day of OCTOBER, 1984, before res a Notary Public in and for the State of Contana, nersonally epseared JACK O. AND DONNA L.

to within the instrument and acknowledge to me that they executed the same.

Seal the day whit year in this Certificate first above Written

福起 (NOTARTAL SEAL) Falls, Montana expires 110-1-2, 1986 NOV 2 3 1984 APPROVED AS TO FORM City Attorney RECORDED







Item:	Ordinance 3275 - An Ordinance by the City Commission of the City of Great Falls to assign Planned Unit Development (PUD) zoning to the property legally described as Lot 1A1A of Block 1, Mount Olivet Addition.
From:	Tracy Martello, Assistant City Planner, Planning and Community Development
Initiated By:	Benefis Health Systems, Owner
Presented By:	Brock Cherry, Director, Planning and Community Development
Action Requested:	City Commission accept Ordinance 3275 on first reading and set a public hearing for July 1, 2025.

# **Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (accept/not accept) Ordinance 3275 on first reading and (set/not set) a public hearing for July 1, 2025."

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

**Staff Recommendation:** At the conclusion of a public hearing held on May 13, 2025, the Zoning Commission recommended the City Commission approve the establishment of Planned Unit Development (PUD) zoning for the subject property legally described as Lot 1A1A of Block 1 of Mount Olivet Addition, Section 17, T20N R4E, P.M.M., Cascade County, Montana. Staff recommends approval of the assignment of PUD zoning designation and the Minor Subdivision Preliminary Plat, including dedication public right-of-way, of Sanavita Estates with the following conditions:

# **Conditions of Approval:**

- 1. **General Code Compliance.** Any future development of the property shall be consistent with the conditions in this report, as well as all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- 2. **Improvement Agreement.** The applicant shall abide by the terms and conditions and pay all fees specified in the attached Improvement Agreement for the subject property. The Improvement Agreement must be signed by the applicant and recorded with the Cascade County Clerk and Recorder.
- 3. **Dust Control.** The applicant shall abide by all terms and conditions set by the Environmental Division of the Public Works Department during the building permitting process to mitigate construction dust.

- 4. **Building Permits.** Development of the proposed project requires building permits and shall comply with the codes and ordinances of the City of Great Falls, the State of Montana, and any other applicable regulatory agencies. The required plans and specifications will be reviewed by representatives from the City's Planning Division, Building Division, Engineering Division, and Great Falls Fire Rescue to ensure full compliance with all regulations.
- 5. **Final Plat.** The Final Plat of Sanavita Estates Minor Subdivision shall incorporate correction of any errors or omissions noted by staff.
- 6. **Engineering Drawings.** The final engineering drawings, specifications, and cost estimates for public improvements for Sanavita Estates, shall be submitted to the City Public Works Department for review and approval prior to consideration of the Final Plat.
- 7. Land Use & Zoning. The property's development shall be consistent with the allowed uses and specific development standards of the proposed Planned Unit Development (PUD) zoning district.

**Summary:** On March 31, 2025, Benefis Health Systems submitted an application to rezone their 42.91acre property located at 3015 18th Avenue South in Great Falls. The property is legally described as Lot 1A1A of Block 1, Mount Olivet Addition, located in the SW ¼ of Section 17, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana. The proposal seeks to replace the existing Grandview Planned Unit Development (PUD), approved in 2011, with a new PUD known as Sanavita Estates to better serve current senior housing needs while maintaining the original vision of an independent living community.

The project also includes a minor subdivision to divide the site into four lots, grouped into three PUD zones:

- Zone 1 (Lot 1): Contains the existing Grandview senior living development. No changes are proposed, and original 2011 standards will continue to apply.
- Zone 2 (Lots 2 and 3):
  - Lot 2 will feature a 64-unit senior apartment building and 28 single-family villas, with amenities including a wine bar, ice cream parlor, and fitness center.
  - Lot 3 will serve as open space, acting as a landscaped buffer between the new development and adjacent residential areas.
  - The development will be accessed by private roads maintained by Benefis. These roads will not allow on-street parking to comply with emergency access requirements, and all units will include off-street parking.
- Zone 3 (Lot 4): Reserved for future development. Any proposed use will require a major PUD amendment and public approval process.

Before construction, Benefis must obtain building permits to ensure the project complies with the approved PUD and all applicable City codes. While preliminary site plans and renderings are included in the application, they are conceptual and subject to change during the permit review process. Under the City's Planned Unit Development Ordinance, the project must follow the approved final plan; however, changes may be made as allowed. Major changes, such as increased density or significant layout revisions, require a new application and public review, while minor changes may be approved administratively by City staff without a public hearing.

**Establishment of PUD Zoning:** The applicant proposes a Planned Unit Development (PUD) zoning designation for the property. According to City code, a PUD is a special type of zoning district that is

proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval. The applicant states deviations from OCCGF are needed to help the project achieve the goal of providing high-quality housing for seniors, where a thoughtfully designed community will allow for an active lifestyle while providing an opportunity to live in one place as long as possible. The applicant has provided the Planned Unit Development Document in the *"Sanavita Estates Application Packet."* Within the application, the specifications for land uses, setbacks, private access, density, and landscaping requirements are listed.

The PUD will include an underlying Zoning District of PLI, Public Lands and Institutional, which provides guidance on any standards not addressed as part of the PUD. The PLI district is intended to include public institutional uses or facilities.

The basis for decision on planned unit developments is listed in the OCCGF 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of the City Commission shall at a minimum consider the criteria, which are attached as *Basis of Decision – Planned Unit Development*.

**Minor Subdivision Preliminary Plat and Dedication of Right-of-Way:** Two right-of-ways are proposed to be dedicated to the City of Great Falls and constructed as public streets as part of this request. The project includes the extension of 18th Avenue South, which currently terminates at a roundabout. The developer is responsible for extending 18<sup>th</sup> Avenue South to the intersection of the proposed 31<sup>st</sup> Street South, which will run north from the intersection of 18<sup>th</sup> Avenue South to the north property line of the subject property. The purpose of 31st Street South is to support the future north-south connection to 32<sup>nd</sup> Street South, which is identified in the Medical District Master Plan. This connection will ultimately link the medical district with the greater transportation network, including connection to the neighborhoods to the east, and another route to the signalized intersection of 10<sup>th</sup> Avenue South at 32<sup>nd</sup> Street South.

According to OCCGF 17.32.170, streets must be dedicated with City Commission approval. The applicant has submitted a minor subdivision preliminary plat as part of the application, which identifies the proposed public right-of-way locations.

**Improvements:** An *Improvement Agreement* is provided as an attachment to this agenda report for the subject property, which outlines the responsibilities and timing of various improvements. The developer is required to extend public water mains through the development and connect to the existing water mains as shown on the preliminary civil plans included in application packet, including the addition of the required fire hydrants. In addition, all buildings shall be served by sanitary sewer and storm as shown on the preliminary civil plans. Installation of the storm, water and sewer mains is the responsibility of the developer. Public water and sanitary sewer improvements are to be owned and maintained by the City once complete.

Access to the development will be from Indigo, a private drive, and 18<sup>th</sup> Avenue South, a public right-ofway. The developer agrees to remove the existing roundabout at the terminus of 18<sup>th</sup> Avenue South and construct two public roadways, 18<sup>th</sup> Avenue South and 31<sup>st</sup> Street South. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the developer. Public roadway improvements are to be owned and maintained by the City once complete. As part of the original Improvement Agreement approved in 2011, the Owner agrees to complete future street improvements to 30th Street South at the time of Lot 4 development. As part of those improvements, the Owner will install oversized utilities, with the City agreeing to reimburse up to 50% of the associated utility costs. **Traffic Impact Study Summary:** Staff informed the applicant that traffic volumes at full buildout of the entire property likely exceeded the threshold of requiring a Traffic Impact Study (TIS) per City code. Accordingly, the applicant provided a TIS for the proposed development as part of this PUD. It is anticipated that a new or revised TIS will be required with the development of Lot 4.

According to the TIS, buildout of the proposed independent senior living development is projected to generate a total of 328 gross average weekday trips with 20 trips (6 entering/14 exiting) generated during the AM peak hour and 24 trips (14 entering/10 exiting) generated during the PM peak hour. The TIS assumes a distribution of 60% of traffic northbound from the development along 29<sup>th</sup> Street South and 40% of the traffic westbound from the development along 18<sup>th</sup> Avenue South.

Staff has determined the traffic generation from the proposed development is minimal and should have no negative effect upon the transportation network, however, the report recommends installation of a stop sign at Indigo and 29<sup>th</sup> Street South and the elimination of the roundabout at the terminus of 18<sup>th</sup> Avenue South. Staff concurs with these findings, which are the responsibility of the developer to implement.

To improve pedestrian connectivity, a pedestrian connection along the south side of Indigo Lane and the intersection of 29th Street South is necessary. In addition, the bicycle/pedestrian trail at the northern end of the subject property will need to be constructed to City concrete standards between the existing concrete portion upon the subject property and the concrete portion connecting to Russell Park, including across the proposed 31st Street South right-of-way.

The nearest Great Falls Transit bus route is at 29th Street South and 15th Avenue South, within a half mile of a majority of the proposed development. This distance is walkable for a majority of Transit riders, so long as pedestrian facilities are provided. Great Falls Transit also provides on-call Paratransit Service, providing scheduled pick-up and drop-off for riders with mobility limitations.

**Growth Policy Compliance:** The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. Staff finds the City's Growth Policy supports the proposed PUD amendment to facilitate higher density development, providing much needed senior housing. The proposed project is consistent with several of the Plan's policies including:

## <u>Social – Housing</u> (page 134)

- Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.4 Promote a range of housing options and supportive networks to help the elderly remain independent and age in place.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

## Economic – Support the Military Mission in Great Falls (pages 151)

Eco3.1.8 Increase the attractiveness of Great Falls as a destination location for retirees, including military veterans.

### <u>Physical - Land Use (page 162)</u>

Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.
In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

**Medical District Plan Compliance:** The proposed PUD is consistent with the overall intent of the Great Falls Medical District Master Plan, which was adopted in 2007. It supports key goals listed within the plan by providing future connections to adjacent neighborhoods (page 23), establishing senior housing (page 18), and allows for mixed-use development that offers on-site amenities for residents and their visitors (page 16).

**Neighborhood Council Input:** The project was presented to Neighborhood Council #5 at its regularly scheduled meeting on March 21, 2025, and to Neighborhood Council #6 on May 7, 2025. Community concerns raised at both meetings included dust control during active construction of the development, storm drainage leaving the site, traffic speeds along 29th Street South, and off-street parking for the development. Dust control will be reviewed and monitored by the City Environmental Division of Public Works, which is addressed through the City's building permit process and is also specifically included as a condition of approval of this request. To address stormwater concerns, the applicant completed preliminary civil engineering designs, which outline the proposed stormwater management approach to mitigate stormwater impacts. As detailed above, a Traffic Impact Study (TIS) was conducted to evaluate and correct any traffic-related issues related to the proposed development.

**Planning Advisory Board / Zoning Commission Public Hearing:** During the May 13, 2025 public hearing, the Planning Advisory Board/Zoning Commission voiced support for the Sanavita Estates project, noting its alignment with the City's Growth Policy and senior housing goals. Commissioners asked for clarification on open space development, pedestrian access to Russell Park, and the lack of a connection to 32nd Street South. Staff explained that Lot 3 retains development potential unless further restricted, but no plans for development have been proposed. The applicant confirmed pedestrian connections will be provided, and staff noted physical barriers prevent access to 32nd Street South. Concerns from Neighborhood Council meetings—such as dust, stormwater, and traffic—were addressed through the Traffic Impact Study, engineering plans, and permitting conditions. The Commission unanimously recommended approval of both the PUD zoning and the Minor Subdivision Preliminary Plat.

**Concurrences:** Representatives from multiple departments, including Planning and Community Development, Public Works, and Great Falls Fire Rescue Departments have been involved throughout the review process for this request. Both the Engineering Division of Public Works and the Legal Department have collaborated on the proposed Improvement Agreement.

**Fiscal Impact:** Approval of the Conditional Use Permit would have no adverse fiscal impacts on the City of Great Falls. The applicant will pay for the cost of site improvements, including the construction of public improvements serving the development. The project is located within existing fire and police service areas. Public road improvements, including 18<sup>th</sup> Avenue South, 31<sup>st</sup> Street South, and public utility improvements, including water, sanitary sewer, and stormwater mains, will be owned and maintained by the City after completion. All private roads, private stormwater features, and open space upon Lot 3 will be privately maintained by Benefis.

The proposed Sanavita Estates features a more compact layout than the original Grandview PUD, allowing for additional senior housing on a smaller portion of the site. The project will introduce 92 new dwelling units, supporting local housing needs while expanding the City's public infrastructure and establishing key roadway connections identified in long-range planning efforts.

Alternatives: The City Commission could deny Ordinance 3275 on the first reading and not set the public hearing.

#### **Attachments/Exhibits:**

- Ordinance 3275
- Ordinance 3275 Exhibit A
- Basis of Decision Planned Unit Development
- Improvement Agreement
- Sanavita Estates PUD Document
  - o PUD Development Standards
  - PUD Zone Exhibit
  - o Minor Subdivision Preliminary Plat
  - o 2011 Grandview PUD Site Plan
- Preliminary Development Plans
- Traffic Impact Study
- Ordinance 3074 2011 Grandview PUD

#### **ORDINANCE 3275**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO ASSIGN A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (**PUD**), **SUPERCEDING** AND REPLACING **ORDINANCE** 3071, TO THE **PROPERTY LEGALLY DESCRIBED AS LOT 1A1A** OF BLOCK 1, MOUNT OLIVET ADDITION, LOCATED IN THE SW 1/4 OF SECTION 17, T20N, R4E, P.M.M. CASCADE COUNTY, MONTANA.

\* \* \* \* \* \* \* \* \* \*

WHEREAS, the property owner, Benefis Health Systems, has petitioned the City of Great Falls to annex the subject property, which consists of approximately 42.91 acres, as legally described above; and,

**WHEREAS**, the subject property is currently assigned a zoning classification of Planned Unit Development (PUD) approved as part of Ordinance 3071, which was adopted on May 3, 2011; and,

**WHEREAS**, Benefis Health Systems has petitioned the City of Great Falls to assign a zoning classification of Planned Unit Development (PUD) to Lot 1A1A, Block 1 of Mount Olivet Addition, which replaces Ordinance 3071; and,

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on May 13, 2025, to consider said assignment of zoning of Planned Unit Development (PUD), and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject property legally described as Lot 1A1A, Block 1, Mount Olivet Addition, Section 17, T20N, R4E, P.M.M., Cascade County, Montana; and,

**WHEREAS**, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 1sr day of July, 2025, before final passage of

said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the assignment of zoning of Planned Unit Development (PUD) for said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.29.050, and that the said zoning designation be made.

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

Section 1. It is determined that the herein requested Planned Unit Development (PUD) zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.29.050 of the OCCGF.

Section 2. That the zoning classification of "Planned Unit Development (PUD)" be assigned to Lot 1A1A, Block 1, Mount Olivet Addition, Section 17, T20N, R4E, P.M.M., Cascade County, Montana, as shown in "Exhibit A", subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission, superseding and replacing Ordinance 3071.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading June 3, 2025.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading July 1, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3275 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)



#### **Basis of Decision – Planned Unit Development**

Lot 1A1A, Block 1, Mount Olivet Addition, Section 17, T20N, R4E, P.M.M., Cascade County, Montana.

#### **PRIMARY REVIEW CRITERIA:**

The basis for decision on Planned Unit Development (PUD) is listed in Official Code of the City of Great Falls § 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

#### 1. The development project is consistent with the City's growth policy;

The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. The proposal to assign the zoning of PUD for the proposed property will allow Benefis to construct an independent senior living development. Staff finds the City's Growth Policy supports the proposed PUD amendment to facilitate higher density development, providing much needed senior housing. The proposed project is consistent with several of the Plan's policies including:

#### Social – Housing (page 134)

- Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.4 Promote a range of housing options and supportive networks to help the elderly remain independent and age in place.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

Economic – Support the Military Mission in Great Falls (pages 151)

Eco3.1.8 Increase the attractiveness of Great Falls as a destination location for retirees, including military veterans.

#### Physical - Land Use (page 162)

Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.

In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

#### 2. The development project is consistent with applicable neighborhood plans, if any;

The subject property is located within Neighborhood Council #5. There is no adopted neighborhood plan for Neighborhood Council #5, nor any other Council within the City. The request was presented to Neighborhood Council #5 on March 21st, 2025 and Neighborhood Council #6 on May 7<sup>th</sup>, 2025.

511

The proposed PUD is consistent with the overall intent of the Great Falls Medical District Master Plan. It supports key goals listed within the plan by providing future connections to adjacent neighborhoods (page 23), establishing senior housing (page 18), and allows for mixed-use development that offers on-site amenities for residents and their visitors (page 16).

## 3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;

There are no existing public health, safety, or welfare issues that have been identified for the subject property. The zoning assignment will have no impact on these issues. The property is within the City limits and currently receives law enforcement and fire protection service from the City of Great Falls. Providing these services to Sanavita Estates is not expected to have a negative effect on public health and safety.

4. The development project 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 proposed PUD includes a mix of multi-family and single-family housing, maintaining consistency with the existing Grandview PUD that was approved in 2011. The proposed development in Zone 2 of the PUD also aligns with the established density of 12 units per acre of the original PUD. Additionally, the applicant has incorporated a 1.25-acre landscape buffer lot to separate the development from the adjacent Mountain View Terrace subdivision, helping to preserve neighborhood character. The proposal is not expected to negatively impact the use and enjoyment of nearby properties, nor will it substantially diminish or impair property values in the surrounding area.

## 5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The Sanavita Estates PUD is proposed as a replacement for the existing Grandview PUD designation currently governing the subject property, which has been partially developed, primarily for nursing care and assisted living. The Sanavita Estates continues with the goal of providing senior living and is not expected to impede the normal and orderly development or improvement of surrounding properties for permitted uses.

## 6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;

The design of the proposed buildings and structures is compatible with the desired character of the neighborhood. Maximum building heights and lot coverage have been provided to ensure the development fits within the context of the surrounding area. Furthermore, full build-out of the project will extend the existing bike path, reinforcing the character and connectivity of the surrounding neighborhood.

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

Adequate utilities will be provided to development upon completion of the project. Two public streets are proposed to be dedicated to the City of Great Falls as part of this request. In addition, the development will be served by private drives. City utilities such as water and sewer, will be extended to serve the development. The applicant has submitted preliminary civil engineering plans with the application to demonstrate feasibility with City requirements, including preliminary stormwater plans addressing drainage. The developer will cover the costs associated with extending public utilities to serve the project in addition to the cost of private improvements.

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

The applicant has provided a Traffic Impact Study to address access to the property. Traffic will enter and exit by the private drive, Indigo, and two proposed public streets, 18th Avenue South and 31st Street South. The highest traffic generation is expected during the PM peak period, with an estimated 24 trips (14 entering and 10 exiting), which is considered minimal and is not expected to negatively impact the surrounding area. To manage traffic flow, the developer will be required to install a stop sign at the intersection of Indigo and 29th Street and remove the roundabout at the terminus of 18th Avenue South. In addition, staff will require improvements to the pedestrian connectivity of the site, including a sidewalk connecting to 29<sup>th</sup> Street South and completion of a bicycle/pedestrian trail at the northern end of the property.

#### IMPROVEMENT AGREEMENT FOR SANAVITA PLANNED UNIT DEVELOPMENT BY BENEFIS HEALTH SYSTEM INC., UPON THE PROPERTY LEGALLY DESCRIBED AS LOT 1A1A BLK 1 OF MOUNT OLIVET, SECTION 17, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA

The following is a binding Agreement dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2025, between **BENEFIS HEALTHCARE SYSTEM INC.**, hereinafter referred to as "**Owner**", and the **CITY OF GREAT FALLS**, Montana, a municipal corporation of the State of Montana, hereinafter referred to as "**City**", regarding the requirements and conditions for approval of a Planned Unit Development (PUD) zoning designation and development of the 42.9 acres Benefis Sanavita projected comprised of a tract of land in the corporate limits of the City legally described as **Lot 1A1A**, **Block 1 of Mount Olivet**, **Section 17**, **T20N R4E**, **P.M.M., Cascade County, Montana**, with an address of **3015 18**<sup>th</sup> **Ave South**, **Great Falls**, **Montana**, hereinafter referred to as "**Subject Property**". The Owner agrees to terms applicable to the Subject Property. The City is authorized to enter into this Agreement by §§ 17.68.010-040 of the Official Code of the City of Great Falls (OCCGF).

The Owner and City previously designated the Subject Property as a PUD in a *Developer Agreement for Grandview at Benefis PUD*, dated May 11, 2011, and recorded as R0234738 on June 2,2011, in the records of Cascade County. The City and Owner agree that by their signature below, the 2011 *Developer Agreement for Grandview at Benefis PUD* is hereby terminated and of no further force and effect. The terms, conditions and obligations of this Agreement, replace the 2011 *Developer Agreement for Grandview at Benefis PUD*.

**1. Purpose.** The purpose of this Agreement is to ensure that certain improvements are made and certain conditions are fulfilled by the Owner, as required by the City's approval of the Planned Unit Development and supporting documents. Generally, this Agreement:

**1.1** Declares that the Owner is aware of and has properly accounted for any natural conditions that may adversely affect the development of the Subject Property;

**1.2** Insulates the Subject Property from the impact of changes in the City's zoning regulations, provided that no substantial changes in the development of the Subject Property are proposed;

**1.3** Requires the Owner to guarantee that the agreed-upon improvements contained in this agreement are made in a timely manner by providing the financial securities required by OCCGF;

**1.4** Provides for the inspection and warranty of the required improvements before they are accepted for operation and maintenance by the City;

**1.5** Waives protest and appeal by the Owner and its successors against the creation of special improvement districts that would provide and maintain necessary infrastructure;

**1.6** Establishes how necessary changes of final construction plans required by the Agreement may be made with the approval of the City;

**1.7** Contemplates reimbursements to the Owner when neighboring properties that benefit from certain improvements made by the Owner are developed;

**1.8** Embodies certain conditions that are imposed by the City upon approval of the annexation of the Subject Property in order to facilitate their enforcement; and

**1.9** Indemnifies the City from challenges to its approval of the annexation of the Subject Property, for natural conditions of the Subject Property and for any faults in Owner's assessment of those conditions; and holds it harmless from errors and omissions in the approval and oversight of the improvements relating to development of the Subject Property.

**2. Duration.** The term of this Agreement begins at the date here above written and with the exceptions stated below, is a perpetual recorded agreement between the Owner and the City.

**2.1 If Work Does Not Begin.** This Agreement may be amended if final construction plans for the first phase of the Development are not submitted for approval within three years of the date of the City Manager's signature on this Agreement.

**2.2 Failure to Build.** The Owner's failure to complete improvements in accordance with the final construction plans may result in the City retaining the security required in Section 15 of this Agreement. It may also void this Agreement and the vested rights established by Section 9, below.

**2.3 Failure to Pay.** The Owner's failure to make timely payment of its share of any of the required improvements listed in this Agreement, voids the Agreement and the vested rights established by Section 9. It may also result in the City attempting to collect the amount due by any lawful means.

**3.** Supporting Documents. Each of the following supporting documents are to be submitted for review and approval by the City.

**3.1 Minor Subdivision Plat.** The Plat of Mount Olivet Subdivision, Lot 1A1A is to be filed on record in the Clerk and Recorder's Office of Cascade County, Montana, upon approval by the City of Great Falls.

**3.2 Construction Documents.** Engineering drawings, specifications, reports, and cost estimates (preliminary and final), prepared for the Subject Property, consisting of documents for, but not limited to the public sanitary sewer, water, storm drain, and street improvements. Construction documents shall be designed in compliance with the City's Standards for Design and Construction Manual.

**3.3** As Built Drawings. "As Built" reproducible 4 mil mylar drawings and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City, and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City upon completion of the construction.

**3.4 Legal Documentation.** Legal documents, including but not limited to any articles of incorporation, bylaws, covenants, and declarations establishing the authority and responsibilities of the Owner relating to the Subject Property, which may be recorded in the Clerk and Recorder's Office of Cascade County, Montana.

**3.5** Sanavita Planned Unit Development Standards. The Sanavita Planned Unit Development Document, including all associated development standards, tables, and exhibits, is incorporated herein by reference. The Owner agrees that all development upon the Subject Property shall conform

to the approved PUD standards. Any deviation not authorized by OCCGF §§ 17.16.29.100 shall be subject to review as a Major or Minor Change as defined in Section 4 of this Agreement and OCCGF.

**4. Changes.** The Owner understands that failure to install required improvements in accordance with the final construction plans approved for the development of the Subject Property is a breach of, and may void, this Agreement. The Owner also understands that such failure is a violation of the OCCGF and is subject to the penalties provided for such violations. The City recognizes, however, that minor changes are often necessary as construction proceeds and the Administrator (the Administrator is the person or persons charged by the City Manager with the administration of this improvement agreement) is hereby authorized to allow minor changes to approved plans, as provided below:

**4.1** *Minor Changes.* Minor changes to engineering documents and such revisions to the engineering drawings as are deemed appropriate and necessary by the Administrator and which do not materially affect the hereinabove mentioned Subject Property, can be made as follows:

**4.1.1** Before making changes, the Owner must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made may be considered by the City to be a breach of this Agreement and a violation of the OCCGF. The Administrator shall respond to all proposed changes within fifteen (15) days of receipt of the revised plans.

**4.1.2** Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided they do not result in a violation of the conditions of approval for the annexation of the Subject Property or the OCCGF.

**4.1.3** Based on a review of the revised plans, the Administrator may permit substitutions for proposed building and construction materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.

**4.1.4** Minor changes in the location and specifications of the required public improvements may be permitted by the Administrator. The Owner must submit revised plans showing such changes to the Administrator. Revised plans are not accepted until approved by the Administrator.

**4.2 Substantial Changes.** Substantial changes are not permitted by this Agreement. A new public review and permitting process will be required for such changes. "Substantial Change" versus "Minor Change" is described as follows in order to further clarify what may be permitted as a "Minor Change":

**4.2.1** A substantial change adds one or more lots; changes the approved uses; changes the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); changes the location, extent, or design of any required public improvement, except where a minor change is approved by the Administrator; A smaller change in the size of a lot, or other minor deviations may be treated as a minor dimensional change by the Administrator.

**5. Fees.** The Owner understands that it is required to pay the following fees as they come due. The absence of any fee from this Agreement which is lawfully charged by the City in connection with construction activity associated with the Subject Property shall not constitute a waiver by the City.

**5.1 Recording Fees.** The Owner is responsible for all recording fees at the rate charged by Cascade County at the time a document or plat is submitted for recording.

**5.3 Engineering Inspections.** The Owner is responsible to pay all applicable engineering fees established by Resolution of the City Commission of the City of Great Falls.

**5.4 Permit Fees.** The Owner is responsible to pay all applicable planning and building permit fees established by Resolution of the City Commission of the City of Great Falls.

**5.5 Connection and Construction Fees.** Water service tapping and water and sewer service connection fees will be paid By Owner at the times of tapping and connections.

**5.6 Application Fees.** In addition to the fees outlined above, application fees paid by the Owner are: the \$4,000.00 application fee for PUD, and the \$400.00 minor subdivision application fee which have been paid prior to this Agreement.

**6. Site Conditions.** The Owner warrants that it has conducted site investigations sufficient to be aware of all natural conditions, including, but not limited to, flooding, slopes, and soils characteristics, that may affect the installation of improvements on the site and its development for the approved use. The Owner further warrants that all plans submitted pursuant to this Agreement and all applications for building permits within the development will properly account for all such conditions. The Owner indemnifies, defends, and holds the City harmless for natural conditions and for any faults in their own assessment of those conditions.

**7. On-Site Improvements.** The on-site improvements required prior to certificate of occupancy of any structure built upon the Subject Property shall include everything required to provide water, sanitary sewer, sanitary sewer industrial pretreatment (as applicable), fire protection, storm drainage, stormwater quality treatment, access, and other requirements as may be required by OCCGF. Access for purposes of emergency vehicles shall be installed to the City specifications prior to the issuance of any building permits for the Subject Property. The Owner shall provide public utility easements for all required public utilities, including City water, sewer, and storm main easements for mains being dedicated to the City. The Owner agrees to install on-site stormwater quality and quantity improvements consistent with City standards and submitted plans approved by the City. Stormwater quantity and quality control measures must comply with standards of the City of Great Falls Storm Drainage Design Manual. The design, installation, inspection, and maintenance responsibilities of these improvements shall be approved by the City. Additionally, an enforceable operation and maintenance agreement with the City and the Owner is required to ensure private stormwater control measures function properly.

**8. Permits.** This Agreement must be approved by the City Commission and signed by the City Manager and the Owner before permits for any work will be approved, including, but not limited to, grading for streets or trenching for the installation of utilities.

**9. Vested Rights.** The approval of this Agreement by the City creates a vested right that protects the Owner from changes in the zoning regulations of Title 17 of the OCCGF. This vested right does not exempt the Owner from compliance with other provisions of the OCCGF, including specifically those intended to

prevent and remediate public nuisances, nor does it exempt the Owner from changes in the City's building codes and fees, development fees, and inspection fees. This vested right does not exempt the owner from compliance with changes to state and federal requirements, including those of the Montana Department of Transportation (MDT). This vested right may be voided, in whole or in part, if the Owner proposes substantial changes in the approved final construction plans of the development of the Subject Property.

**10.** Access. Vehicular traffic will ingress/egress from the two access points shown on the attached Site Layout Plan along 18<sup>th</sup> Avenue South and Indigo Lane, which is a private drive.

**11. Required Public Improvements.** The public improvements required for the development of the Subject Property shall be installed as shown on the final construction plans that are submitted to and approved by the City prior to issuance of the applicable Certificates of Occupancy for each development phase. As an alternative, the Owner may provide a financial security for said improvements as prescribed in Section 15.

**11.1 Water.** The Owner hereby agrees to install and extend looped twelve (12) inch and eight (8) inch public water mains through the development and connect to the existing water mains as shown on the proposed Infrastructure Plans consistent with City standards and submitted plans approved by the City, including the addition of the required fire hydrants. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of water main or fire hydrant located outside of the public right-of-way shall be located in a minimum 20-foot wide City water main easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion.

**11.2** Sanitary Sewer. All buildings upon the Subject Property shall be served by sanitary sewer as shown on the proposed Infrastructure Plans. Installation of sewer mains is the responsibility of the Owner. Sanitary sewer mains shall be constructed consistent with City standards and submitted plans approved by the City of Great Falls. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of sewer main located outside of the public right-of-way shall be located in a minimum 20-foot wide City Sewer main easement, the location of which shall be approved by the City upon completion. Private service lines shall be owned and maintained by the Owner or collective Subject Property Owners.

**11.3 Stormwater.** The Owner agrees to install public storm main piping improvements consistent with City Standards, the City Storm Drainage Design Manual, and approved by the City of Great Falls Public Works Department. Public storm mains and appurtenances are to be owned and maintained by the City upon completion. Any portion of storm main located outside of the public right-of-way being dedicated to the City shall be located in a minimum 20-foot wide City storm main easement. Private stormwater facilities will not be owned or maintained by the City.

**11.4 Roadways and Sidewalks.** The Owner agrees to abandon the existing roundabout at the terminus of 18<sup>th</sup> Avenue South and construct and/or reconstruct roadway and curbing along 18<sup>th</sup>

Avenue South as shown on the proposed Infrastructure Plans. Additionally, the Owner agrees to construct 31st Street South as shown on the proposed Infrastructure Plans. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the Owner.

11.5 Future Street Improvements of 30<sup>th</sup> St S. The Owner hereby agrees to provide existing and future easements and dedicated rights-of-way as required and install required sanitary sewer, water mains, drainage improvements, street paving, sidewalk and curb and gutter along that portion of 30<sup>th</sup> Street South within the western boundary of the Project when deemed necessary by the City based upon additional incorporated development in the vicinity utilizing said infrastructure and roadway for access. Owner shall pay the full cost of the equivalent twelve-inch (12") water main and eight-inch (8") sewer main to be installed in the extension of 30<sup>th</sup> Street South to the property boundary. At such time the actual cost of the above referenced improvements and water main is definitely determined, an amount equal to said costs shall be paid to the City. Owner hereby agrees to pay proportionate share of future street improvements of 30<sup>th</sup> St S including paving, sidewalks, and curb and gutter and further agrees to pay proportionate share of any future storm drainage improvements within 30<sup>th</sup> Street South at such time as the City deems necessary. Additionally, to accommodate the long term growth plan that the City foresees, Owner agrees to install required over-sizing (water main) improvement, instead of the standard City required improvements in the portion of 30<sup>th</sup> St S abutting the Project. City agrees to reimburse Owner for 50% of the over-sizing cost of improvements installed in 30<sup>th</sup> St S within thirty (30) days of its acceptance of the installations and appropriate billing, including provisions of adequate information and documentation supporting said costs. Owner shall prepare all plans and specifications for the improvements under this section in accordance with the standards of the City, and with the review and approval of the City Engineer and the City Public Works Department.

**12.** *Reimbursements owed to Owner.* Except as set forth herein, the City will assist in obtaining initial reimbursements due from other adjacent or benefitted property owners under this Agreement, however the Owner remains responsible for any legal enforcement of the terms of this agreement as against future benefitted owners. The Owner shall provide the city with documentation of its actual out-of-pocket costs of the installation of the improvements within four months after approval and acceptance thereof by the City. In the event of Owner's failure to provide the City with said cost data, the City shall not be obligated to undertake collection of the reimbursement provided for herein, and the responsibility for collection thereof shall be that of the Owner, its heirs, successors and assigns. Failure of the Owner to provide the City with said cost data for reimbursement as herein required shall in no way alter the obligation of any other party to make reimbursement as provided for herein, said failure will affect only the City's obligation to assist in collection thereof.

**13. Waiver of Protest.** Owner agrees to waive protest against the creation of one or more special improvement districts for the construction and maintenance of necessary facilities, including, but not limited to, stormwater management facilities, sanitary sewer facilities, sanitary sewer lift stations, roadways and major streets. As with all other provisions of this agreement, this waiver applies to the Binding Effect of Section 20.

**14. Warranty, Ownership and Inspection of Public Improvements.** The Owner is responsible for the repair or replacement of any faults in the materials or workmanship of the required on-site and off-site public improvements for a period of two years from the date those improvements are accepted for maintenance by the City. This warranty will be enforced by the City receiving 10% of the security required by Section 15 of this Agreement for the two-year warranty period. That sum will be released at the end of two years unless the parties are involved in a dispute about the condition, repair, or replacement of any of the required improvements, in which case funds will be held by the City until that dispute is resolved. The release of warranty funds follow the procedure established in Section 15 of this Agreement for the release.

Installation of all sidewalks, curb ramps, water, sewer, storm drain, and other public improvements for the Subject Property shall be subject to the City's inspection policy in place at the time of installation.

**15. Security for Public Improvements.** If any public improvements in each construction phase need to be deferred, the Owner shall, provide the City with a performance bond, an irrevocable letter of credit, or another form of security acceptable to the Administrator in an amount equal to one hundred thirty-five percent (135%) of the costs of the required public improvements.

The security required by this section shall be returned or released upon acceptance of the required improvements, except as provided in Section 14. Following the final required inspection and City Approval of the public improvements, the Director of Public Works shall promptly inform the Administrator, in writing, that all improvements have been inspected and are acceptable for maintenance by the City. If all other improvements relating to the development of the Subject Property are in compliance with all conditions of approval, this Agreement, and the OCCGF, the Administrator shall then instruct the City Clerk to release the security to the Owner, minus the retained portion to be held in warranty as required by Section 14 of this Agreement.

**16. Maintenance Districts.** The Owner hereby agrees to waive its right to protest and appeal the lawful creation of maintenance districts for any proper purpose including, but not limited to, fire hydrant and street maintenance and shall pay the proportionate share of the costs associated with said maintenance districts as they may be applied to the Subject Property.

**17. Public Roadway Lighting.** The Owner agrees to waive its right to protest and appeal any future special lighting district for public roadway lighting facilities that service the Subject Property, and further agrees to pay for the installation of public roadway lighting which services the Subject Property, if such lighting is required by the City or MDT during project review.

**18. City Acceptance and Zoning.** In consideration of the terms of this Agreement, the City hereby accepts the Subject Property for incorporation by annexation into the corporate limits of the City of Great Falls, Montana, with an assigned City zoning classifications of Planned Unit Development (PUD) for the Subject Property.

**19. Limitation of Liability.** The City will conduct a limited review of plans and perform inspections for compliance with requirements set forth in this agreement and/or in applicable law. The scope of such

review and inspections will vary based upon development type, location and site characteristics. The Owner is exclusively responsible for ensuring that the design, construction drawings, completed construction, and record drawings comply with acceptable engineering practices, State requirements, and other applicable standards. The City's limited plans review and inspections are not substantive reviews of the plans and engineering. The City's approval of any plans or completed inspections is not an endorsement of the plan or approval or verification of the engineering data and plans. Neither the Owner, nor any third party may rely upon the City's limited review or approval.

The Owner shall indemnify, hold harmless and defend the City, its officers, agents, servants and employees and assigns from and against all claims, debts, liabilities, fines, penalties, obligations and costs including reasonable attorney fees, that arise from, result from or relate to obligations relating to the Subject Property described herein including, but not limited to, approval and oversight of the improvements related to development of the Subject Property. This indemnification by the Owner of shall apply unless such damage or injury results from the gross negligence or willful misconduct of the City. Any obligation of the City shall be limited by the amounts set forth in MCA § 2-9-108.

Upon the transfer of ownership of the Lots comprising the Subject Property, the prior owner's (whether it is the Owner that signed this Agreement or a subsequent owner) indemnity obligation herein is released, for the Lots transferred, and the indemnity obligation runs to the new owner of the Lot(s). Only the owner of the Subject Property, or Lot(s) contained therein, with adverse conditions at the time the City incurs the claim, debt, liability, fine, penalty, obligation or cost is obligated to indemnify, and no owner of uninvolved Lot(s) is obligated to indemnify.

**20. Binding Effect.** The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to the Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the day, month and year first hereinabove written.

#### THE CITY OF GREAT FALLS, MONTANA

A Municipal Corporation of the State of Montana

Gregory T. Doyon, City Manager

ATTEST:

(Seal of City)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT\*:

David Dennis, City Attorney

\*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

#### Benefis Health System Inc.

Ву: \_\_\_\_\_

Its: \_\_\_\_\_

State of	)
	:ss.
County of	)

On this \_\_\_\_\_\_ day of \_\_\_\_\_\_, in the year Two Thousand and Twenty-Five, before me, the undersigned, a Notary Public for the State of \_\_\_\_\_\_, personally appeared \_\_\_\_\_\_, known to me to the persons whose names are subscribed to the instrument within and acknowledged to me that they executed the same.

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

(NOTARIAL SEAL)

Notary Public

## Sanavita Estates Independent Living Planned Unit Development

## Contents

1.00	Sanavita Estates Independent Living Planned Unit Development Purpose & Summary2
3.00 Reside	Sanavita Estates Independent Living PUD Development Standards - Zone 2, Single-family ential Land Uses (Villas)4
4.00 Uses (	Sanavita Estates Independent Living PUD Development Standards - Zone 2, Multi-family Land (Residence multifamily)
5.00	Sanavita Estates Independent Living PUD Development Standards - Zone 3, Future Development6
6.00	Process for Future Changes or Alterations to the Grandview PUD7
A. I	Major Changes7
В. Г	Vinor Changes7
Exhibi	its7
A) [	PUD Zone Exhibit
B) F	Proposed Subdivision Plat7
C) F	Project Narrative7
D) 2	2011 Grandview PUD site plan7

## **1.00** Sanavita Estates Independent Living Planned Unit Development Purpose & Summary

The purpose of this document is to describe allowable land uses and identify those deviations from Title 17 of the City of Great Falls Land Development Code regarding the Grandview Planned Unit Development (Grandview PUD). The Grandview project is zoned as Planned Unit Development (PUD).

This application seeks to replace the current Grandview PUD approval. The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the subsequent tables.

The existing Grandview PUD approved a variety of uses for a Continuing Care Retirement Community on a ~42.9 acre site in 2011. While the existing approval broke the site into three (3) zones, only Zone 1 was ultimately constructed. Construction for Zone 1 was completed in 2012. Since that time, plans for the site have shifted and Benefis would like to update the existing PUD to reflect modern design needs and subdivide the site into four (4) parcels.

This proposed project maintains the original vision for the site as an independent senior living community designed to provide high-quality housing and a supportive, active environment for seniors. Sanavita Estates will offer a new independent senior living option for the city of Great Falls. When complete, residents will have a modern, thoughtfully designed community as their housing needs change without having to leave the. The community is designed with the resident's needs in mind and provides an opportunity for seniors to live in one location for as long as possible.

An exhibit depicting each PUD Zone is enclosed. The proposed Sanavita Estates PUD will split the site into three (3) zones:

- Zone 1: Proposed Lot 1, Existing Grandview facility constructed in 2012 (12.67 acres)
- **Zone 2**: Proposed Lot 2- One (1) three-story apartment building with amenity spaces & 28 detached residential units with attached garages (9.64 acres), Proposed Lot 3-open space (1.25 acres) and associated public ROW for the extension of 31st Street South and 18<sup>th</sup> Avenue South.
- **Zone 3**: Proposed Lot 4, Development Restricted Lot (17.20 acres)

In addition to uses listed as permitted in the underlying PLI zone, additional uses defined in city code are also proposed and listed in the Allowed Uses Table for each zone. Further uses not found in city code must be defined and permitted in order to facilitate development of the project as designed. Listed below are uses not found in city code but permitted within Sanavita Estates PUD as outlined in Sections 2-4 of this PUD document.

"Assisted Living" means a congregate residential setting that provides or coordinates personal care, 24hour supervision and assistance (both scheduled and unscheduled), activities, and health-related services. "Residence, Villa" means a single building typically under 1,500sf, containing one (1) dwelling unit and is not physically attached to any other dwelling unit.

"Independent Senior Living Community" a place that is intended to provide dwelling units for individuals generally fifty-five (55) years of age or older.

#### 2.00 Sanavita Estates Independent Living PUD - Zone 1

Zone 1 is comprised of 12.53 acres and aligns with Lot 1 of the proposed subdivision. The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the tables below.

Table A-1: Zone 1 Additional Approved Uses				
Professional services				
Memory Support				
Commons				
Restaurant				
• Tavern				
Worship Facility				
Retirement Home				
Residence, single-family detached				
Residence, multi-family				
Assisted Living				
Residence, Villa				
Independent Senior Living Community				

Table A-2: Zone 1 Approved Development Standards				
Maximum Building Coverage	50%			
Maximum Residential Density	14 units per acre			
Building setbacks	10 feet			
Minimum Internal Building	20 feet			
Setback				
Off Street Parking Requirements	1 space per 5 nursing beds and 1 space per employee			
	per shift			
Maximum Building Height	45 feet			

# 3.00 Sanavita Estates Independent Living PUD Development Standards - Zone 2, Single-family Residential Land Uses (Villas)

Zone 2 is comprised of 10.89 acres and aligns with Lot 2 and Lot 3 of the proposed subdivision. The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the tables below.

Zone 2 of the proposed PUD is planned to include a three-story apartment building and 28 detached homes known as The Villas. Zone 2 will also include an extension of 31st Street South and the creation of a 1.25 acre buffer lot between the public road and the existing Mountain View Terrace Subdivision. No buildings are proposed on Lot 3.

The Villas will offer 28 thoughtfully designed maintenance free, independent senior living homes. The proposed rental units provide a detached housing option to residents while also maintaining access to the communal amenities and hospitality services of the apartment building. Each unit will include a modern kitchen design, two bedrooms and two bathrooms and an attached single-car garage and driveway parking.

Zone 2 of Sanavita Estates is designed to emphasize pedestrian connections and active outdoor spaces including rear alley vehicular access and a central courtyard, pedestrian forward tree lined streets and continuous sidewalks. All of these elements are meant encourage residents gather, socialize, and get outside.

Parking and landscaping will meet or exceed to current city standards for new housing projects for senior citizens as prescribed in Chapter 36 Parking and Chapter 44 Landscaping.

There may be up to 10 connections to a public right of way associated with 31<sup>st</sup> Street S, including both driveways and private drive aisles.

Table B-1: Zone 2 Villas Additional Approved Uses
Professional Services
Memory Support
Restaurant (including but not limited to ice cream & food delivery/pick up)
Tavern (including but not limited to wine lounge)
Worship Facility
Fitness Space
Wellness Spa
Retirement Home
Residence, single-family detached
Residence, multi-family
Assisted Living
Residence, Villa
Independent Senior Living Community

Table B-2: Zone 2 Villas Approved Development Standards			
Maximum Building Coverage 50%			
Maximum Residential Density 12 units per acre			
Building setbacks 10 feet			
Maximum Building Height 35 feet			

# 4.00 Sanavita Estates Independent Living PUD Development Standards - Zone 2, Multi-family Land Uses (Residence multifamily)

Zone 2 is comprised of 10.89 acres and aligns with Lot 2 and Lot 3 of the proposed subdivision. . The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI) as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the tables below.

Zone 2 of the proposed PUD will include the construction and site development of a three-story apartment building and 28 detached homes known as The Villas. Zone 2 will also include an extension of 31<sup>st</sup> Street and a 1.25 acre open space buffer between the public road and the existing Mountain View Terrace Subdivision.

Plans for the apartment building contain a mix of residential units with an emphasis on providing residents with a variety of on premises recreational & social opportunities. The design includes 64 rental units, including a mix of one-bedroom and two-bedroom apartments. In addition to the residential units, the building will feature a range of secondary community amenities, including a wine bar, an ice cream parlor, and a wellness/fitness center, all intended to promote social interaction, relaxation, and wellness

among residents. Surface lot parking will be provided around the apartment building to accommodate the residents, staff and visitors.

Zone 2 of the PUD is designed to emphasize pedestrian connections and active outdoor spaces including rear alley vehicular access and a central courtyard, pedestrian forward tree lined streets and continuous sidewalks. All of these elements are meant encourage residents gather, socialize, and get outside.

Parking and landscaping will conform or exceed to current city standards for new housing projects for senior citizens as prescribed in Chapter 36 Parking and Chapter 44 Landscaping.

Drive aisles surrounding the apartment building within Zone 2 may be up to twenty-six (26) feet in width in accordance with International Fire Codes (IFC).

Table B-1: Zone 2 Residence multifamily Additional Approved Uses
Professional Services
Memory Support
Restaurant (including but not limited to ice cream & food delivery/pick up)
Tavern (including but not limited to wine lounge)
Worship Facility
Fitness Space
Wellness Spa
Retirement Home
Residence, single-family detached
Residence, multi-family
Assisted Living
Residence, Villa
Independent Senior Living Community

Table B-2: Zone 2 Residence multifamily Approved Development Standards			
Maximum Building Coverage 50%			
Maximum Residential Density 12 units per acre			
Building setbacks 10 feet			
Maximum Building Height 56 feet			

# 5.00 Sanavita Estates Independent Living PUD Development Standards - Zone 3, Future Development

Zone 3 is comprised of 17.20 acres and aligns with Lot 4 of the proposed subdivision. Development of Lot 4 is unknown at this time, therefore no Development Standards are proposed. Lot 4 is development-restricted until all applicable development standards have been addressed and satisfied.

#### 6.00 Process for Future Changes or Alterations to the Grandview PUD

The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of PLI as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in previous sections. Any development standards or uses that are not addressed as part of this PUD Document will be subject to the standards of the PLI zoning district. It is acknowledged that only changes or alterations that aren't addressed as part of the PUD Document or the PLI zoning district are subject to 17.16.29.100 of the City of Great Falls Land Development Code which states:

"A Planned Unit Development shall be developed only according to the approved final plan and all supporting data. The final plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees, and assigns, and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the Planned Unit Development as set forth therein.

**A. Major Changes.** Major changes in the plan of development or supporting data similarly approved shall be considered the same as a new petition, and reapplication shall be made in accordance with the procedures for a new application. Major changes include increase in density, heights of buildings, change in location and types of nonresidential land uses, changes in road standards or alignment, changes in the location and/or amount of land devoted to open space, parks or other common facilities.

**B. Minor Changes.** Minor changes may be approved by the zoning administrator or Planning and Community Development Director following approval of such change by the appropriate property owners' association if applicable. Minor changes are defined as any change not defined as a major change."

#### **Exhibits**

- A) PUD Zone Exhibit
  B) Proposed Subdivision Plat
  C) Project Narrative
  C) 2011 Complete Plan City Plan
- D) 2011 Grandview PUD Site Plan

Great Falls Clinic Hospital



## BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET (NAVD88 - COMPUTED USING GEOID18)



Park Place Healthcare Center

1 PUD ZONING MAP

0 50 100 200 SCALE: 1" = 100'



**cushingterrell.com 800.757.9522** TX FIRM #2217

Zone			K	Key			
	7				1		

- Zone 1
- Zone 2 Zone 3

SANAVITA ESTATES PUD

3015 18TH AVENUE SOUTH GREAT FALLS, MONTANA

© 2025 | ALL RIGHTS RESERVED

PUD SITE PLAN SUBMITTAL

03.19.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

PUD ZONING MAP 4.10.25





PURPOSE OF SURVEY:

public utility easements and right of way as noted on the plat.

#### LEGAL DESCRIPTION

in the office of the Clerk and Recorder of said county.

#### CERTIFICATE OF OWNERS

We the undersigned property owners, do hereby certify that we have caused to be surveyed and platted into Lots, Easements and Streets, as shown on the attached plat. The tract of land to be known as Mount Olivet Subdivision, Lot 1A1A, located in the SW 1/4 of Section 17, Township 20 north, Range 4 east, principal meridian Montana, City of Great Falls, Cascade County, Montana, being more particularly described as follows:

Beginning at the northwest corner of said Lot 1A1A, being a point on the easterly right-of-way line of 29th St. South, and being marked by a 5/8" rebar; thence S89°50'48"E, 801.48 feet; thence S89°50'48"E, 459.98 feet; thence S0°06'10"E, 1778.18 feet; thence N89°50'33"W, 650.09 feet; thence N89°50'33"W, 216.33 feet to the beginning of a non-tangent curve to the right, said curve having a radius of 685.35 feet, to which a radial line bears N78°25'02"E; thence along said curve an arc distance of 137.25 feet; thence N0°06'30"W, 165.58 feet; thence N0°05'13"W, 676.02 feet; thence N89°51'54"W, 384.65 feet; thence N0°07'20E, 800.36 feet to the POINT OF BEGINNING, containing 42.95 gross acres, more or less.

The undersigned, grantor hereby dedicates, to the City of Great Falls, Grantee, the public streets as shown hereon.

Furthermore, this division is exempt from review by the Department of Environmental Quality per 76-4-125(1)(d) M.C.A. to-wit: As certified pursuant to 76-4-127: Notice of certification that adequate storm water drainage and adequate municipal facilities will be provided. (1) To qualify for the exemption from review set out in 76-4-125(1)(d), the certifying authority shall send notice of certification to the reviewing authority that adequate storm water drainage and adequate municipal facilities will be provided for the subdivision. For a subdivision subject to Title 76, chapter 3, the certifying authority shall send notice of certification to the reviewing authority prior to final plat approval.

Furthermore, Federal, State, and local plans, policies, regulations and/or conditions of subdivision approval that may limit the use of the property, including the location, size and use are shown on the conditions of approval sheet or as otherwise stated.

Furthermore, the undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, the right to the right to the joint use of an easement shown on this plat, for the construction, maintenance, repair, and removal of their lines and facilities, in, over, under, and across each area designated on the plat as "Dry Utility Easement" to have and to hold forever.

Benefis Health System LLC.

Authorized Agent, Benefis Health System LLC

State of Montana :SS

County of Cascade

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_ appeared. that they are executed the same.

Notary Public, State of Montana

ACCEPTANCE OF SHOWN NEW CITY OF GREAT FALLS EASEMENTS:

A perpetual public utility easement benefiting the City of Great Falls for the construction, maintenance, enlarging, reducing, replacing, or removal of underground utilities including above ground fire hydrants, valve boxes, and lids for accessing underground utilities, together with all necessary appurtenances thereto, in, under, through and across the real property shown on this plat together with the right to excavate and refill ditches and/or trenches throughout the location of said general utilities. The City of Great Falls or its designee agrees that in the event of any excavation within said easement for purpose of maintenance or repair, the area shall be backfilled and/or restored to its then existing condition. For the protection of said easement, the property owner shall not make or construct any buildings, retaining walls, trees, shrubs, bushes, or other structures (including other utilities) that would impair the maintenance or operation of the utilities placed therein. Asphalt and Portland cement concrete paving, grass, traffic signs, mail boxes, fences, irrigation sprinkler systems are permissible improvements within the land covered by this easement. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the City of Great Falls, Montana its successors and assigns. To the fullest extent permitted by law, the property owner shall indemnify, defend, and save the City, its agents, representatives, employees, and officers harmless from and against any and all claims, costs, fees, losses, liabilities or damages of whatever kind or nature arising from or related to property owner's use of the real property described herein, except for the City's actions under this grant of easement.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ , 2025

Chairperson,

L:\BenefisHealth\Independent Senior Living\BEN24\_INSNLVG\BIMCAD\Survey\BaseFile\BEN24\_INSNLVG\_V010.dwg

SURVEYOR'S NOTE:

- 1. All existing easements which were created with the filing of the Amended Plat of Lots 1A1, 1B1, and 1B2, Block 1, of the Amended Plat of Lots 1A and 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, shown on R1 which fall south of the proposed extension of 18th Avenue South are to be expunded with the filing of this subdivision. These easements were specific to a Planned Unit Development (PUD) that was only partially developed and the previous PUD is being replaced in conjunction with this subdivision. Most of the easements associated with the previous PUD were never utilized and are to be vacated with the filing of this plat. Easements from the previous PUD which are currently being utilized and are being retained by the current PUD, are noted on the face of the plat.
- 2. Lot 4 is development-restricted until all applicable development standards have been addressed and satisfied.

# PRELIMINARY PLAT OF MOUNT OLIVET SUBDIVISION, LOT 1A1A

A MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M., M. CITY OF GREAT FALLS, COUNTY OF CASCADE, STATE OF MONTANA.

The purpose of this survey is to create four lots, including public roadway dedication, dedication of municipal utility easements, and vacation of existing

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.

Lot 1A1A, of an Amended Plat of Lots 1A1, 1B1, and 1B2, Block 1, of the Amended Plat of Lots 1A and 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, Cascade County, Montana, according to the official plat filed October 12, 2011 as P-2011-0000034, on file and of record

> \_, 2025. A notary public for the state of Montana, personally Known to me to be the person whose names are subscribed to the within instrument, and acknowledge to me

Deputy Treasurer Date

Diane Heikkila. Cascade County Treasurer Date

Approved:

, 2025

CERTIFICATE OF PUBLIC WORKS DIRECTOR

, Public works director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying plat and the survey that it represents, and I find the same conforms to the regulations governing the platting of lands and to presently platted adjacent land, as near as circumstances will permit and I do hereby approve the same.

By Public Works Director, City of Great Falls, Montana Date

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, and Brock Cherry, Secretary of said Great Falls Planning Board, do hereby certify that the accompanying plat of Mount Olivet Subdivision, Lot 1A1A, City of Great Falls, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the XXXXX day of XXXXX, 2025.

Ву	
Chair, Great Falls Planning Board	Date
······, ······························	
By	

,	Secretary, Great Falls Planning Board	Date

CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyon, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this plat of Mount Olivet Subdivision, Lot 1A1A, was duly examined and approved by the City Commission of the City of Great Falls at its regular meeting held on the XXXXXXX day of XXXXXXX, 2025.

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

CERTIFICATE OF SURVEYOR

I, Evan J. Vernon, a registered Land Surveyor, do hereby certify that I have performed the survey shown on the attached Minor Subdivision, or that such work was performed under my direct supervision; that the field work for this survey was completed on November 10, 2024; that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon. DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Evan J. Vernon P.L.S. Registration # 48221 LS Cushing Terrell 306 West Railroad Street Missoula, MT 59802 406-728-9522 evanvernon@cushingterrell.com



cushingterrell.com 800.757.9522

, chairman of the said Great Falls Planning Board, Great Falls, Cascade County, Montana,

**UBDIVISION** S MINOR 0 ע∑ 4 ПОF 

0

Σ

STATE CITY (

© 2025 | ALL RIGHTS RESERVED

PRINCIPAL MERIDIAN MONTANA

CASCADE COUNTY 1/4 Sec. T. R.

20N 17

FOR: BENEFIS HEALTH

04.17.2025 DRAWN BY | VERNON REVISIONS

FILE NO.: BEN24\_INSNLVG\_V010







cushingterrell.com 800.757.9522

			-			
Line Table				Curv	e Table	
ie #	Bearing	Distance	Curve #	Length	Radius	Delta
_1	N89°50'48"W	8.80'	C1	134.17'	342.00'	022°28'39"
.3	S67°15'40"E	95.39'	C2	110.63'	282.00'	022°28'39"
.6	S89°51'53"E	18.95'	C3	119.54'	306.00'	022°22'55"
			C4	142.97'	366.00'	022°22'55"
			C5	122.83'	309.50'	022°44'20"
			C6	146.64'	369.50'	022°44'20"
			C7	110.46'	280.00'	022°36'14"
			C8	86.79'	220.02'	022°36'08"
			C9	137.25'	685.35'	011°28'28"



© 2025 | ALL RIGHTS RESERVED

## PRINCIPAL MERIDIAN

CASCADE COUNTY				
1/4	Sec.	Т.	R.	
x	17	20N	4E	

### FOR: BENEFIS HEALTH

04.25.2024 DRAWN BY | VERNON REVISIONS

FILE NO.: BEN24\_INSNLVG\_V010



May 6, 2025

## Cushing Terrell.

Tracy Martello Planning & Community Development City of Great Falls tmartello@greatfallsmt.net

#### RE: UPDATE #2- Sanavita Estates Independent Living Planned Unit Development & Minor Subdivision

Dear Ms. Martello,

We are pleased to share with you the enclosed updated information for the Sanavita Estates Independent Living Planned Unit Development (PUD) and Minor Administrative Subdivision. This letter is meant to replace the letter dated April 30, 2025.

As advised during a Pre Application Meetings on November 26, 2024 and March 21, 2025, this application seeks to replace the current PUD zoning associated with the site. The existing Grandview PUD approved a variety of uses for a Continuing Care Retirement Community on a ~42.9 acre site in 2011. While the existing PUD broke the site into three (3) zones, only Zone 1 was ultimately constructed. Construction for Zone 1 was completed in 2012. Since that time, plans for the site have shifted and Benefis would like to update the PUD to reflect modern design needs and subdivide the site into four (4) parcels.

#### SANAVITA ESTATES INDEPENDENT LIVING PLANNED UNIT DEVELOPMENT

This proposed development maintains the original vision for the site as an Independent Senior Living Community designed to provide high-quality housing and a supportive, active environment for seniors. Sanavita Estates will offer a new independent senior living option within the city of Great Falls. Seniors will be able to find a modern, thoughtfully designed community as their housing needs change. The community is designed with the resident's needs in mind and provides an opportunity for seniors to live in one location for as long as possible.

In response to staff comments, Sanavita Estates will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document, in addition to the uses and development standards listed in the tables found in the PUD document. More information on the requested PUD, including proposed development standards and additional allowed uses, can also be found in the PUD document. A site plan depicting the proposed PUD zones is also enclosed.

#### SANAVITA ESTATES INDEPENDENT SENIOR LIVING MINOR ADMINISTRATIVE SUBDIVISION

Sanavita Estates PUD also includes a proposed four (4) lot Minor Administrative Subdivision. The proposed lot areas are as follows:

- Lots 1: 12.53 acres
- Lot 2: 9.64 acres
- Lot 3: 1.25 acres
- Lot 4: 17.20 acres

Access to the new lots will be provided through an extension of 18<sup>th</sup> Ave to the east and 31<sup>st</sup> Street S to the south. The existing roundabout on 18<sup>th</sup> Ave will be removed. This alignment conforms to the concept depicted in the Great Falls Medical District Master Plan and responds to initial city comments received during the Pre Application meeting. Included on the plat are the required 60 ft public ROW and necessary easements for utilities and on street parking.

Proposed Lot 3 provides a privately maintained 1.25 acre buffer between the new public road extension and the existing Mountain View Terrace Subdivision.

#### COMPLIANCE WITH THE GREAT FALLS GROWTH POLICY 2025 IMAGINE GREAT FALLS

Sanavita Estates PUD and Minor Administrative Subdivision align with the Great Falls Growth Policy through supporting many city goals and principles.

## Social: To encourage a safe, adequate and diverse supply of housing and fair housing opportunities in the City.

The proposed application includes both single family villas, as well as apartments in the list of approved uses. Including both housing types within the same PUD at this location will facilitate and encourage the addition of new housing typologies to an area of the city that has existing nursing senior care facilities.

#### Environmental: To create a built environment that encourages active and healthy lifestyles.

In addition to the residential units, the proposed PUD will provide an opportunity for the development of non-residential neighborhood amenities. Proposed approved uses include a wine bar, an ice cream parlor, and a wellness/fitness center, all intended to promote social interaction, relaxation, and wellness among residents. The proposed standards will also encourage outdoor experiences though a series of walking paths and sidewalks, walkers and bicyclists will have a direct connection to the existing shared use path that connects to Russell Park.

## Economic: To support and encourage efficient, sustainable development and redevelopment throughout the City.

The application is an example of efficient, sustainable development that the city is looking for. The vacant site is currently underutilized and is ideal for development given its proximity to existing city infrastructure cushingterrell.com

Agenda #18.

and health care services. The addition of new senior housing options at this location will activate the site with thoughtfully designed residences, creative outdoor spaces and neighborhood amenities all within city limits.

## Physical: Develop new and diverse housing supply throughout the City, including single family residential, multi-family, and housing for those with special needs.

The proposed application will create a new independent senior living community that contributes to the city's diverse housing supply. When complete, Sanavita Estates will meet the needs of older residents and provide opportunities for them to stay local as their housing needs change. Providing an active senior housing option within Great Falls will also attract new residents to the area who are seeking modern residential amenities and convenient access to high quality health care.

#### COMPLIANCE WITH THE GREAT FALLS MEDICAL DISTRICT MASTER PLAN

Sanavita Estates PUD and Minor Subdivision also conform to the themes included in the Great Falls Medical District Vision. The proposed application creates the regulatory foundation necessary for the development of new senior housing which brings a significant investment to the District. The vacant site is currently underutilized and is ideal for development given its proximity to existing infrastructure and health care services. The addition of new senior housing options at this location will activate the site with thoughtfully designed residences, creative outdoor spaces and neighborhood amenities all within city limits.

Further, Sanavita Estates will meet the needs of older residents and provide opportunities for them to stay local even as their housing needs change. Providing an active senior housing option within Great Falls will also attract new residents to the area who are seeking residential amenities and convenient access to high quality health care. Creating opportunities to retain existing residents while at the same time attracting new residents aligns with the Medical District vision and will contribute well to the city population and economy.

Finally, the proposed PUD and Minor Subdivision will also improve both vehicular and nonmotorized circulation and connectivity in the area through the extension of 18<sup>th</sup> Street and 31<sup>st</sup> Street and the creation of a pedestrian pathway network. The road extensions will be constructed to city standards and include 5 ft wide sidewalks. Through a series of walking paths and sidewalks, walkers and bicyclists will have a direct connection to the existing shared use path that connects to Russell Park.

An application form, record drawings, utility reports and responses to city comments have also been provided to staff for review. We are scheduled to attend Neighborhood Council #5 on April 21<sup>st</sup> and Neighborhood Council #6 on May 7<sup>th</sup>. We look forward to continuing the discussion of the proposed project. Please let me know if any additional information is needed.

Sincerely,

Nicole Olmstead

Nicole Olmstead, AICP Land Planner

cushingterrell.com



Agenda #18.

# **SANAVITA ESTATES - INDEPENDENT SENIOR LIVING**

## **OWNER**

**BENEFIS HEALTH** 3015 18TH AVE SOUTH GREAT FALLS, MT

## **CONSULTANT TEAM**

ARCHITECT **CUSHING TERRELL** KARL DECOCK 13 N 23RD ST BILLINGS, MT 59101

**CIVIL ENGINEER CUSHING TERRELI** IAN GRAHAM, PE 219 2ND AVE S GREAT FALLS, MT 59405 (406) 500-3505

## JURISDICTIONAL CONTACTS

CITY OF GREAT FALLS PLANNING AND COMMUNITY DEVELOPMENT DEPT. TRACY MARTELLO PLANNER 2 PARK DRIVE GREAT FALLS, MT 59401

ENGINEERING AND PUBLIC WORKS MARK JURAS DEVELOPMENT REVIEW COORD. 1025 25TH AVE NE GREAT FALLS, MT 59404 (406) 455-8120

## **GENERAL NOTES**

- 1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF GREAT FALLS LAND USE CODE, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- 3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY. 5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR
- BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION. 6. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF GREAT FALLS AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
- 7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- 8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS. 9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A STATE OF
- MONTANA LICENSED LAND SURVEYOR. 10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- 11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER.
- 12.IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- 14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES. 15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR
- CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. 16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- 17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

## **PROJECT # BEN24\_INSNLVG**

LOCATED IN SECTIONS 4, 5 & 8, TOWNSHIP 9 NORTH, RANGE 72 WEST OF THE 6TH P.M., AND IN SECTIONS 31 & 32, TOWNSHIP 10 NORTH, RANGE 72 WEST OF THE 6TH P.M., **COUNTY OF CASCADE, STATE OF MONTANA** 



SHEET INDEX		
Sheet Number	Sheet Title	
C000	COVER SHEET	
C001	GENERAL NOTES & LEGEND	
C002	EXISTING CONDITIONS & DEMO PLAN	
C100	OVERALL SITE PLAN	
C101	NORTH SITE PLAN	
C102	SOUTH SITE PLAN	
C110	FIRE APPARATUS PLAN	
C120	PUD ZONING MAP	
C200	OVERALL GRADING PLAN	
C201	PRELIMINARY GRADING PLAN	
C202	PRELIMINARY GRADING PLAN	
C300	OVERALL UTILITY PLAN	
C301	PRELIMINARY UTILITY PLAN	
C302	PRELIMINARY UTILITY PLAN	
C400	DETAILS	
C410	CITY OF GREAT FALLS DETAILS	
C411	CITY OF GREAT FALLS DETAILS	
C412	CITY OF GREAT FALLS DETAILS	
L100	GENERAL NOTES & CODE REQUIREMENTS	
L101	OVERALL LANDSCAPE PLAN	
L102	LANDSCAPE PLAN	
L103	LANDSCAPE PLAN	
L104	LANDSCAPE PLAN	
L105	LANDSCAPE PLAN	
L106	VILLA ENLARGEMENTS	
L107	VILLA ENLARGEMENTS	
L501	PLANTING DETAILS	

## BENCHMARK

CP 10 - FIRE HYDRANT ARROW BELT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET (NAVD88 - COMPUTED USING GEOID18)

Agenda #18.



cushingterrell.com 800.757.9522 TX FIRM #2217

ш 4 4 Ζ

 $\mathbf{O}$ 

L)

Ο

ш

ENU LS,

тЩ

8T √⊤

ம ப

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR **SUBDIVISION** 

04.30.2025 PROJ#|BEN24 INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

**COVER SHEET** 



#### **CUSHING TERRELL GENERAL NOTES**

- 1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF GREAT FALLS STANDARDS AND SPECIFICATIONS, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- 3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
   CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF GREAT FALLS AND ENGINEER / ARCHITECT
- PRIOR TO DEMOLITION ACTIVITIES. 7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH
- MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT. 8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL
- PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
  9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A STATE OF MONTANA LICENSED LAND SURVEYOR.
- 10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- 11.UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. (Only if required in contract with owner)
- 12.IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- 14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES. 15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR
- CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. 16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- 17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

#### **PROJECT CONDITIONS**

- 1. STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO
- THE START OF WORK. 2. THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
- 3. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
- 4. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
- EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS, PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

#### SITE PREPARATION

- 1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
- 2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- 3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
- 4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

#### **GENERAL SITE NOTES**

- 1. ALL FIRE LANES TO MEET FIRE LANE REQUIREMENTS BY LARIMER COUNTY
- STANDARDS AND SPECIFICATIONS.
  2. ALL PAVEMENT NOT SPECIFIED AS CONCRETE PER THESE PLANS SHALL BE ASPHALT PER SPECIFICATIONS FROM THE GEOTECHNICAL REPORT, BY VIVID
- ENGINEERING GROUP, DATED 10/10/2024.3. ALL PROPOSED GAS AND ELECTRIC METER LOCATIONS TO BE FINALIZED WITH THE CONSTRUCTION DOCUMENTS SPECIFIC TO SITE.
- ACCESSIBLE ROUTE SHOWN IS SUBJECT TO CHANGE AS ADDITIONAL LOTS ARE DEVELOPED AND IS THE RESPONSIBILITY OF EACH LOT OWNER TO ENSURE AN ADEQUATE ACCESSIBLE ROUTE.

#### CONSTRUCTION NOTES

- 1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION & DIMENSIONS OF SLOPED PAVING, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION & SIZE OF ROOF DOWNSPOUTS.
- 2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS & HIGHWAYS UNLESS OTHERWISE NOTED ON THE PLANS.
- 3. ALL CURB RADII SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- 4. ALL PAVING DIMENSIONS ARE TO FLOW LINE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT AT ALL TIE IN LOCATIONS.
- 6. THE CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE,
- TYPE & ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
  7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- 8. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 9. SITE DISTANCE TRIANGLES PER COUNTY OF LARIMER STANDARDS. SEE LANDSCAPE PLANS.

## WATER NOTES

- 1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARDS AND ANY APPLICABLE CITY MODIFICATIONS TO
- <u>THE MONTANA PUBLIC WORKS STANDARDS AND SPECIFICATIONS (MPWSS).</u>
   UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE DUCTILE IRON. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARD
- CONNECTIONS SHALL <u>CONFORM</u> TO THE <u>CURRENT</u> <u>CITY</u> <u>PUBLIC</u> <u>WORKS</u> <u>STANDARD</u> <u>SPECIFICATIONS AND ANY APPLICABLE CITY MODIFICATIONS</u>. 3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL
- REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
  4. THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS <u>6.5 FT</u>. WHERE AT LEAST <u>6.5 FT</u> OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE
- PIPING AS INDICATED ON PLANS. 5. THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN
- ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
  6. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE.
- PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES. 7. ANY EXISTING OR NEW VALVES THAT CONTROL THE <u>CITY</u> WATER SUPPLY SHALL BE
- OPERATED BY CITY PERSONNEL ONLY. 8. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE LATEST CITY
- PUBLIC WORKS STANDARD SPECIFICATIONS. AND ALL OTHER GOVERNING AGENCIES' STANDARDS. 9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING
- 9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THROST BLOCKS MEETING CURRENT LATEST CITY PUBLIC WORKS STANDARD AND ALL OTHER GOVERNING AGENCIES' <u>STANDARDS.</u> 10. ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
- 11. PER THE CURRENT <u>CITY DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS</u>, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

#### SEWER NOTES

- 1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARDS AND ANY APPLICABLE CITY MODIFICATIONS TO
- 2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARD SPECIFICATIONS AND ANY APPLICABLE CITY OF CITY MODIFICATIONS TO MPWSS.
- 3. ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT CITY STANDARDS & ANY APPLICABLE CITY MODIFICATIONS TO MPWSS.
- 4. PER CURRENT <u>CITY</u> <u>DEPARTMENT</u> <u>OF</u> <u>ENVIRONMENTAL</u> <u>QUALITY</u> <u>REQUIREMENTS</u>, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
- 5. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH <u>CITY STANDARDS AND SPECIFICATIONS.</u> COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 6. SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY PUBLIC WORK STANDARDS AND ANY APPLICABLE CITY STANDARDS.
- AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
   PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND
- PRIOR TO MANDREL TESTING AND/OR TO INSPECTION, THE CONTRACTOR SHALL FLOST AND CLEAN ALL SEWER PIPE AND MANHOLES.
   CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

#### DRY UTILITY NOTES

- 1 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY"
- UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS. 2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
- 3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
- 4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

## **PAVING NOTES**

- 1. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH LARIMER COUNTY
- STANDARDS & SPECIFICATIONS. 2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE
- GEOTECHNICAL REPORT BY VIVID ENGINEERING GROUP, DATED 10/10/2024.

#### SHOP AND FABRICATION NOTES

- 1. THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
- 2. ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

#### ACCESS NOTES

- 1. CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH
- OWNER. 2. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

#### **EXISTING UTILITY NOTES**

- 1. EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
- 3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF GREAT FALLS A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.



**cushingterrell.com** 800.757.9522 TX FIRM #2217

# **ANAVITA ESTATES**

L)

 $\cap$ 

8 T

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> GENERAL NOTES & LEGEND





## LEGEND

٠	FOUND PROPERTY CORNER AS NOTED	CONCRETE
	FIRE HYDRANT	ASPHALT
Η	WATER VALVE	GRAVEL
*F^	IRRIGATION VALVE	
$\bigcirc$	STORM DRAIN MANHOLE	st STORM DRAIN LINE
S	SANITARY SEWER MANHOLE	
	CLEANOUT	
	GAS METER	gas — UNDERGROUND GAS
$\bigtriangleup$	TRANSFORMER	
Τ	TELEPHONE PEDESTAL OR COMMUNICATIONS BOX	
Ρ	POWER METER OR POWER HANDHOLE	
	UTILITY POLE	- bt - UNDERGROUND TELEPHONE
$\longrightarrow$	GUYWIRE	
0-	LIGHT POLE - ONE LIGHT AND DIRECTION	
$\dot{\mathbf{x}}$	LIGHT POLE	
0	BOLLARD OR AS NOTED	— — BUILDING OVERHANG
$\bigcirc$	IRRIGATION CONTROL VALVE	
	SINGLE POLE SIGN	PROPERTY BOUNDARY - APPROXIMATE - SUBJECT
$\bigcirc$	DECIDUOUS TREE	PROPERTY BOUNDARY - APPROXIMATE - ADJACENT
B	BUSH	- EASEMENT LINES

## DEMOLITION NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS 3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT
- SPECIFICATIONS. 4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER
- MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC. 6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS
- REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES. 7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE
- CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT. 8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION. 10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW
- WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS. 11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING
- AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT. 12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION. ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

## (#) KEYNOTES

- EXISTING ASPHALT PAVEMENT TO BE REMOVED.
- EXISTING CONCRETE CURB TO BE REMOVED. EXISTING SANITARY SEWER PIPE TO BE REMOVED.
- 4. EXISTING UNDERGROUND TELEVISION LINE TO BE REMOVED.
- 5. EXISTING FIRE HYDRANT TO BE REMOVED.
- 6. EXISTING CONCRETE SIDEWALK TO BE REMOVED. EXISTING TRANSFORMER TO BE REMOVED.
- 8. EXISTING GAS PIPE TO BE REMOVED.
- 9. EXISTING UNDERGROUND POWER TO BE REMOVED.
- 10. EXISTING WATER PIPE TO BE REMOVED.
- 11. EXISTING GRAVEL ROAD TO BE REMOVED.
- 12. EXISTING BOLLARD TO BE REMOVED. 13. EXISTING STORM DRAIN PIPE TO BE REMOVED.
- 14. EXISTING STORM MANHOLE TO BE REMOVED.
- 15. EXISTING WATER VALVE TO BE REMOVED.
- 16. EXISTING UNDERGROUND RETENTION POND TO BE REMOVED.
- 17. EXISTING STORM DRAIN OPEN GRATE TO BE REMOVED.
- 18. EXISTING INSPECTION PORT TO BE REMOVED. 19. EXISTING STORM CULVERT TO BE REMOVED.
- 20. EXISTING CONCRETE PAD TO BE REMOVED.
- 21. EXISTING TRANSFORMER TO BE RELOCATED.
- 22. EXISTING LIGHT POLE TO BE RELOCATED. 23. EXISTING POWER METER TO BE RELOCATED.
- 24. EXISTING TELEPHONE PEDESTAL OR COMMUNICATIONS BOX TO REMAIN.
- 25. EXISTING POWER METER TO REMAIN.
- 26. EXISTING LIGHT POLE TO REMAIN. 27. EXISTING SEWER MANHOLE TO REMAIN.
- 28. EXISTING COOLER TOWER PAD TO REMAIN.
- 29. EXISTING ASPHALT PAVEMENT TO REMAIN.
- 30. EXISTING CONCRETE SIDEWALK TO REMAIN.
- 31. EXISTING IRRIGATION VALVE TO BE REMOVED.
- 32. EXISTING TOPSOIL TO BE STRIPPED, STOCKPILED, AND REUSED AS NECESSARY. REFER TO LANDSCAPING SPECIFICATIONS AND PLAN FOR FINAL TOPSOIL PLAN.



S

Cushing Terrell

cushingterrell.com 800.757.9522 TX FIRM #2217

© 2025 | ALL RIGHTS RESERVED

ωЦ

301 GR

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ#|BEN24 INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> EXISTING **CONDITIONS &** DEMO PLAN






CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET (NAVD88 - COMPUTED USING GEOID18)

SCALE: 1" = 50'

C100

#### LEGEND

T
$\bigcirc$
bp
oh
bt
fo
X

\_\_\_\_\_

#### PROPERTY LINE - SUBJECT PROPERTY LINE - ADJACENT EXISTING EASEMENT EXISTING SECTION LINE PROPOSED CONCRETE PAVEMENT

EXISITNG GRAVEL ROAD

EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING TELEPHONE PEDESTAL

EXISTING DECIDUOUS TREE EXISTING POLE SIGN

EXISTING BURIED POWER EXISTING OVERHEAD POWER EXISTING BURIED TELEPHONE EXISTING BURIED FIBER OPTIC EXISTING BARED WIRE FENCE PROPOSED BUILDING



Agenda #18.

cushingterrell.com 800.757.9522 TX FIRM #2217

# S **T** EST, SANAVITA

405 σ ц) 3015 18TH AVENUE SOUTH GREAT FALLS, MONTANA

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> **OVERALL SITE** PLAN





SCALE: 1" = 30'

#### LEGEND



EXISTING ASPHALT PAVEMENT PROPOSED CONCRETE PAVEMENT EXISITNG GRAVEL ROAD PROPOSED GRAVEL ROAD EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING TELEPHONE PEDESTAL

EXISTING DECIDUOUS TREE

EXISTING POLE SIGN

EXISTING WOOD BOLLARD EXISTING BURIED POWER EXISTING OVERHEAD POWER EXISTING BURIED TELEPHONE EXISTING BURIED FIBER OPTIC EXISTING BARED WIRE FENCE EXISTING DRAINAGE DITCH PROPOSED STORM PIPE

PROPOSED BUILDING

PROPOSED FLARED END SECTION

#### **#** KEYNOTES

PROPOSED ASPHALT PAVEMENT PER STD DTL 1 ON SHEET C400.

PROPOSED CONCRETE SIDEWALK PER STD DTL 2 ON SHEET C400.
 PROPOSED CONCRETE CURB AND GUTTER PER STD DTL 1, 4 AND 5

- ON SHEET C410.
- 4. PROPOSED 4" MOUNTABLE CURB AND GUTTER
- 5. PROPOSED HEAVY DUTY CONCRETE SIDEWALK WITHIN FIRE LANE PER DETAIL 3/C400.
- 6. PROPOSED GRASSPAVE WITH CONCRETE FIRE LANE PAVER ALONG EACH EDGE.
- 7. PROPOSED STORMWATER MANAGEMENT AREA
- 8. PROPOSED WASTE RECEPTACLE 9. PROPOSED SIGN
- 10. PROPOSED STAMPED CONCRETE, SEE LANDSCAPE PLANS FOR
- DETAIL 11. PROPOSED SITE AMENITY AREA



cushingterrell.com 800.757.9522 TX FIRM #2217

# 0 EST ANA 3015 18TH AVENUE SOUT GREAT FALLS, MONT SANAVITA

တ

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> NORTH SITE PLAN



Agenda #18.

#### LEGEND



- PROPOSED ASPHALT PAVEMENT PER STD DTL 1 ON SHEET C400.

- DETAIL

0











cushingterrell.com 800.757.9522 TX FIRM #2217

> S Ш **T** 40 σ  $\vdash$ S Ш 3015 18TH AVENUE SO GREAT FALLS, MOI SANAVITA

S

Ą

SOUT NOT

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> SOUTH SITE PLAN





#### LEGEND

Å
000000000000000
)
T
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
{·}
hp m
oh
bt
to
X
ST
5.
`/////////
~
ζļ

PROPERTY LINE - ADJACENT EXISTING EASEMENT EXISTING SECTION LINE EXISTING ASPHALT PAVEMENT PROPOSED CONCRETE PAVEMENT EXISITNG GRAVEL ROAD PROPOSED GRAVEL ROAD EXISTING UTILITY POLE EXISTING GUY WIRE

PROPERTY LINE - SUBJECT

EXISTING TELEPHONE PEDESTAL

EXISTING DECIDUOUS TREE

EXISTING POLE SIGN

EXISTING WOOD BOLLARD EXISTING BURIED POWER EXISTING OVERHEAD POWER EXISTING BURIED TELEPHONE EXISTING BURIED FIBER OPTIC EXISTING BARED WIRE FENCE EXISTING DRAINAGE DITCH PROPOSED STORM PIPE

PROPOSED BUILDING

PROPOSED FLARED END SECTION



cushingterrell.com 800.757.9522 TX FIRM #2217

# S **I I** 40 EST/

σ S 3015 18TH AVENUE SOUTH GREAT FALLS, MONTANA 5 SANAVITA EST/

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | DEVIDIONO REVISIONS

FIRE APPARATUS PLAN







SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)

SCALE: 1" = 50'

C200

NORTH

#### LEGEND



#### **GRADING NOTES**

- 1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
- 2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. 3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED
- WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE. 4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING
- CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS. 5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND
- EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRS DURING CONSTRUCTION. 6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE
- NOTED. 8. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
- 9. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2% TO MEET ADA REQUIREMENTS. 1.5% IS PREFERRED.
- 10. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION. 11. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
- 12. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
- 13. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1'). 14.CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY
- HAVING JURISDICTION FOR EXCAVATION AND TRENCHING. 15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
- 16. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

#### STORMWATER NOTES

- 1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- 2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. 3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW
- THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL. 4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL
- FOLLOW THE CURRENT CITY REQUIREMENTS.
- 5. ALL JOINTS SHALL BE "WATERTIGHT". 6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
- 7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

#### **GRADING ABBREVIATIONS**

- MEG MATCH EXISTING GRADE
- тс PROPOSED TOP OF CONCRETE ΤG PROPOSED TOP GRAVEL
- PROPOSED FLOWLINE FL
- RIM PROPOSED RIM ELEVATION
- INVERT ELEVATION IE FFE FINISH FLOOR ELEVATION



cushingterrell.com 800.757.9522 TX FIRM #2217

> S SOUT NOT Ш . ō 4 Σ 'ENUE LS, N **LIN** H AVI FAL V 18TI AT Z 4 3015 <sup>3</sup> GRE S

0

σ

ц)

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> OVERALL GRADING PLAN





GEOID18)

### LEGEND



EXISTING BARED WIRE FENCE EXISTING DRAINAGE DITCH PROPOSED STORM PIPE PROPOSED BUILDING

PROPOSED FLARED END SECTION

PROPERTY LINE - ADJACENT

EXISTING ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

EXISTING EASEMENT

EXISTING SECTION LINE

EXISITNG GRAVEL ROAD

EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING POLE SIGN

PROPOSED GRAVEL ROAD

EXISTING TELEPHONE PEDESTAL

EXISTING DECIDUOUS TREE

EXISTING WOOD BOLLARD

EXISTING BURIED POWER EXISTING OVERHEAD POWER EXISTING BURIED TELEPHONE EXISTING BURIED FIBER OPTIC

#### **GRADING NOTES**

 $\left( \right)$ 

- 1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
- 2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
- 4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
- 5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRS DURING CONSTRUCTION. 6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE
- NOTED. 8. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
- 9. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2% TO MEET ADA REQUIREMENTS. 1.5% IS PREFERRED. 10. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
- 11. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
- 12. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM. 13. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
- 14.CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY
- HAVING JURISDICTION FOR EXCAVATION AND TRENCHING. 15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
- 16. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

#### STORMWATER NOTES

- 1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- 2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL. 4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL
- FOLLOW THE CURRENT CITY REQUIREMENTS.
- 5. ALL JOINTS SHALL BE "WATERTIGHT". 6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
- 7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

#### **GRADING ABBREVIATIONS**

- MEG MATCH EXISTING GRADE тс PROPOSED TOP OF CONCRETE
- ΤG PROPOSED TOP GRAVEL
- PROPOSED FLOWLINE FL
- RIM PROPOSED RIM ELEVATION
- INVERT ELEVATION IE FFE FINISH FLOOR ELEVATION

Cushing Terrell

cushingterrell.com 800.757.9522 TX FIRM #2217

> ц) S SOUT ш 4 'ENUE LS, N **VIT** H AV FAL V 18TI AT Z 4 ωШ 3015 GRI S

 $\mathbf{O}$ 

ന

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24 INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> PRELIMINARY GRADING PLAN



Agenda #18.



\_\_\_\_A\_\_\_\_

		T	
		$\bigcirc$	
		0	
		— bp —	
		— oh —	
		— bt —	
		fo	
	- X		



### LEGEND



4' MH RIM:3496.08 E IN (E):3488.47 12 IE OUT (W):3487.97 18"

101 LF of 12" @ 0.00%

-16 LF of 18" @ 0.43% 4' MH RIM:3496.39

TIE IN (W):3487.90 18 IE IN (E):3487.90 18 IE IN (N):3488.00 18" IE OUT (S):3487.90 18"

└┼16 LF of 18" @ 31.28%<sup>-</sup>

IE OUT (E):3492.75 18"

4' MH

RIM:3496.08

4' MH RIM:3497.13 IE IN (N):3487.67 18" IE OUT (W):3487.67 18"

**PROPERTY LINE - SUBJECT** \_\_\_\_\_ **PROPERTY LINE - ADJACENT** \_\_\_\_ EXISTING EASEMENT \_\_\_\_\_ EXISTING SECTION LINE EXISTING ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

EXISITNG GRAVEL ROAD

PROPOSED GRAVEL ROAD

EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING TELEPHONE PEDESTAL

EXISTING DECIDUOUS TREE

EXISTING POLE SIGN EXISTING WOOD BOLLARD EXISTING BURIED POWER EXISTING OVERHEAD POWER EXISTING BURIED TELEPHONE EXISTING BURIED FIBER OPTIC EXISTING BARED WIRE FENCE EXISTING DRAINAGE DITCH PROPOSED STORM PIPE

PROPOSED BUILDING

PROPOSED FLARED END SECTION

#### **GRADING NOTES**

 $\bigcirc$ 

 $\longrightarrow$ 

Τ

 $\bigcirc$ 

\_\_\_\_\_

 $\left( \right)$ 

- 1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED. 2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE
- WITH THE GEOTECHNICAL REPORT. 3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED
- WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE. 4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING
- CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS
- 5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRS DURING CONSTRUCTION.
- 6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. 7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED
- 8. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
- 9. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2% TO MEET ADA REQUIREMENTS. 1.5% IS PREFERRED. 10. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
- 11. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
- 12. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM. 13. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1')
- 14.CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
- 15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
- 16. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

#### STORMWATER NOTES

- 1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- 2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. 3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW
- THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL. 4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL
- FOLLOW THE CURRENT CITY REQUIREMENTS. 5. ALL JOINTS SHALL BE "WATERTIGHT"
- 6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
- 7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

#### **GRADING ABBREVIATIONS**

- MEG MATCH EXISTING GRADE тс PROPOSED TOP OF CONCRETE
- ΤG PROPOSED TOP GRAVEL
- PROPOSED FLOWLINE FL
- PROPOSED RIM ELEVATION RIM INVERT ELEVATION IE
- FFE FINISH FLOOR ELEVATION

#### BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 -COMPUTED USING GEOID18)



cushingterrell.com 800.757.9522 TX FIRM #2217

> 0 1 တ LO I S SOUT Ш Ο 4 ENU LS, >4 тЩ 8TI 1 Ζ ыЦг

> > S

Ш

80

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR **SUBDIVISION** 

04.30.2025 PROJ# | BEN24 INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> PRELIMINARY GRADING PLAN



-20

**4'**Ø







SCALE: 1" = 50'

C300

#### UTILITY LEGEND

— — w	/m	EXISTING WATER MAIN
ws v	ws ws	PROPOSED WATER SERVICE
F	·	PROPOSED FIRE SERVICE
— — s	s — — —	EXISTING SEWER
s	ss ———	PROPOSED SEWER
e	st	EXISTING STROM
s	ST	PROPOSED STORM
	fo —— —— ———	EXISTING FIBER OPTIC
FOF	F0F0	PROPOSED FIBER OPTIC
r	ng	EXISTING GAS
——— GAS —	—— GAS ———	PROPOSED GAS
t	op — — — —	EXISTING BURIED POWER
—— вр —	— вр ——	PROPOSED BURIED POWER

#### (#) KEYNOTES

- FIELD VERIFY EXACT LOCATION AND CONNECT TO EXISTING WATERMAIN
  FIELD VERIFY EXACT LOCATION AND CONNECT EXISTING WATER AND FIRE
- SERVICE TO NEW WATERMAIN. FIELD VERIFY AND MATCH EXISTING SIZE.
- 3.
- 4
- PROPOSED 12" PUBLIC D.I. WATERMAIN
  PROPOSED 8" PUBLIC D.I. WATERMAIN
  PROPOSED 1" DOMESTIC WATER SERVICE
  PROPOSED 4" DOMESTIC WATER SERVICE
- PROPOSED CURB STOP (TYP.) PROPOSED GATE VALVE (TYP.)
- PROPOSED FIRE HYDRANT (TYP.) 9. 10. PROPOSED 8" D.I. FIRE SERVICE
- 11. CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 12. PROPOSED 8" PUBLIC SANITARY SEWER
- 13. PROPOSED 6" SANITARY SEWER SERVICE
- 14. PROPOSED SANITARY SEWER CLEANOUT (TYP.) 15. FIELD VERIFY AND CONNECT TO EXISTING STORM SEWER
- 16. PROPOSED STORM SEWER
- 17. PROPOSED STORM SEWER INLET



cushingterrell.com 800.757.9522 TX FIRM #2217



© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

OVERALL UTILITY PLAN





SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)

SCALE: 1" = 30'

#### Agenda #18.

#### UTILITY LEGEND



#### **(#)** KEYNOTES

- FIELD VERIFY EXACT LOCATION AND CONNECT TO EXISTING WATERMAIN
- FIELD VERIFY EXACT LOCATION AND CONNECT EXISTING WATER AND FIRE SERVICE TO NEW WATERMAIN. FIELD VERIFY AND MATCH EXISTING SIZE.
- PROPOSED 12" PUBLIC D.I. WATERMAIN
- PROPOSED 8" PUBLIC D.I. WATERMAIN
- PROPOSED 1" DOMESTIC WATER SERVICE PROPOSED 4" DOMESTIC WATER SERVICE
- PROPOSED CURB STOP (TYP.)
- PROPOSED GATE VALVE (TYP.)
- PROPOSED FIRE HYDRANT (TYP.)
- 10. PROPOSED 8" D.I. FIRE SERVICE 11. CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 12. PROPOSED 8" PUBLIC SANITARY SEWER
- 13. PROPOSED 6" SANITARY SEWER SERVICE
- 14. PROPOSED SANITARY SEWER CLEANOUT (TYP.) 15. FIELD VERIFY AND CONNECT TO EXISTING STORM SEWER
- 16. PROPOSED STORM SEWER
- 17. PROPOSED STORM SEWER INLET

# Cushing Terrell

cushingterrell.com 800.757.9522 TX FIRM #2217

#### ц) \_ A S ш ō 4 ENUE LS, N **L** H AV FAL V 18TI AT Ζ sШ 301<u>(</u> GR

S

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY DRAWN BY | REVIEWED BY | REVISIONS

> PRELIMINARY UTILITY PLAN





#### **(#)** KEYNOTES

- 1. FIELD VERIFY EXACT LOCATION AND CONNECT TO EXISTING WATERMAIN 2. FIELD VERIFY EXACT LOCATION AND CONNECT EXISTING WATER AND FIRE SERVICE TO NEW WATERMAIN. FIELD VERIFY AND MATCH EXISTING SIZE.
- 3. PROPOSED 12" PUBLIC D.I. WATERMAIN 4. PROPOSED 8" PUBLIC D.I. WATERMAIN
- 5. PROPOSED 1" DOMESTIC WATER SERVICE
- 6. PROPOSED 4" DOMESTIC WATER SERVICE 7. PROPOSED CURB STOP (TYP.)
- 8. PROPOSED GATE VALVE (TYP.)
- 9. PROPOSED FIRE HYDRANT (TYP.) 10. PROPOSED 8" D.I. FIRE SERVICE
- 11. CONNECT TO EXISTING SANITARY SEWER MANH
- 12. PROPOSED 8" PUBLIC SANITARY SEWER 13. PROPOSED 6" SANITARY SEWER SERVICE
- 14. PROPOSED SANITARY SEWER CLEANOUT (TYP.) 15. FIELD VERIFY AND CONNECT TO EXISTING STORM SEWER
- 16. PROPOSED STORM SEWER 17. PROPOSED STORM SEWER INLET

NORTH

PRELIMINARY UTILITY PLAN C302

SCALE: 1" = 30'

0 15 30

#### UTILITY LEGEND

IOLE		

	— wm — — — —	EXISTING WATER MAIN
ws	— ws—— ws—	PROPOSED WATER SERVICE
	— F ———	PROPOSED FIRE SERVICE
	— ss — — —	EXISTING SEWER
	— ss ———	PROPOSED SEWER
	— st — — —	EXISTING STROM
	— ST ———	PROPOSED STORM
	fo	EXISTING FIBER OPTIC
——FO—	—_FOFO	PROPOSED FIBER OPTIC
	— ng — — —	EXISTING GAS
GAS	S GAS	PROPOSED GAS
	— bp — — —	EXISTING BURIED POWER
——— ВР	—— вр ——	PROPOSED BURIED POWER



cushingterrell.com 800.757.9522 TX FIRM #2217

> 0 တ L) Ś SOUT Ш 4 'ENUE S LS, Mo AVIT H AVI FAL AT AT AN பில 301<u>(</u> GR

S

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | DRAWN BY | REVIEWED BY | REVISIONS

> PRELIMINARY UTILITY PLAN

#### BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)



OVERALL LANDSCAPE SITE PLAN 1 L101

SCALE: 1" = 50'

 $\bigcirc$ NORTH REF.

#### OVERALL LANDSCAPE PLAN LEGEND

EDGING - [STEEL, ALUMINUM], SEE DETAIL

IRRIGATION, TEMPORARY

REINFORCED TURF (GRASS PAVE)

ROCK MULCH - APARTMENT PLANTINGS ORGANIC MULCH - VILLA PLANTINGS

DECIDUOUS TREE PLANTING - CANOPY DRIP OR ROOT WATERING IN LAWN IRRIGATION

EVERGREEN TREE PLANTING - DRIP OR ROOT WATERING IN LAWN IRRIGATION

DECIDUOUS TREE PLANTING - ORNAMENTAL DRIP OR ROOT WATERING IN LAWN IRRIGATION



cushingterrell.com 800.757.9522 TX FIRM #2217

## S S Ш SANAVITA

0 တ IE SOUTI MONT, EAT FALLS, M 3015 1 GRE/

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ#|BEN24\_INSLVNG DESIGNED BY | MUIR DRAWN BY | MARQUIS REVIEWED BY | MUIR REVISIONS

-

OVERALL LANDSCAPE SITE PLAN



551



	PROPERTY LINE
	EASEMENT LINE
_o	FENCE
WM	WATER MAIN, SEE CIVIL
SS	SANITARY SEWER, SEE CIVIL
ST	STORM LINE, SEE CIVIL
	FIRE HYDRANT, SEE CIVIL
	EDGING - [STEEL, ALUMINUM],
	MOWSTRIP
	STRING LIGHTS W/ SHADE CA
	CONCRETE PAVEMENT (STAN SEE CIVIL
	ENHANCED PAVEMENT A
	TURF - SOD: BLEND TBD SPRAY IRRIGATION
$ \begin{array}{c} + & + & + & + & + & + & + & + & + & + $	DRYLAND SEED MIX IRRIGATION, TEMPORAR ESTABLISHMENT ONLY
	LANDSCAPE BED - ROCK MUL
	PLANTER POT
S.	BOULDERS

BENCH



## DECIDUOUS TREE PLANTING - CANOPY DRIP OR ROOT WATERING IN LAWN IRRIGATION

JM], SEE DETAIL

CAP TANDARD GREY),

RARY

IULCH



•

•

٠

EVERGREEN TREE PLANTING - DRIP OR ROOT WATERING IN LAWN IRRIGATION

DECIDUOUS TREE PLANTING - ORNAMENTAL DRIP OR ROOT WATERING IN LAWN IRRIGATION

3015 18TH AVENUE SOUTH GREAT FALLS, MONTANA Ś Ű SANAVITA

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ#|BEN24\_INSLVNG DESIGNED BY | MUIR DRAWN BY | MARQUIS REVIEWED BY | MUIR REVISIONS

-

LANDSCAPE PLAN









© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING

553



04.30.25 12:02 PM | L:\BenefisHealth\Independent Senior Living\BEN24\_PUD\BIMCAD\LandArch\BEN24\_ISLPUD\_L101.dwg

#### LANDSCAPE PLAN LEGEND ---- PROPERTY LINE EASEMENT LINE WATER MAIN, SEE CIVIL SANITARY SEWER, SEE CIVIL STORM LINE, SEE CIVIL FIRE HYDRANT, SEE CIVIL

\_\_\_\_\_

EDGING - [STEEL, ALUMINUM], SEE DETAIL MOWSTRIP CONCRETE PAVEMENT (STANDARD GREY), SEE CIVIL TURF - SOD: BLEND TBD SPRAY IRRIGATION DRYLAND SEED MIX

IRRIGATION, TEMPORARY ESTABLISHMENT ONLY

LANDSCAPE BED - ORGANIC MULCH



DECIDUOUS TREE PLANTING - CANOPY DRIP OR ROOT WATERING IN LAWN IRRIGATION

EVERGREEN TREE PLANTING - DRIP OR ROOT WATERING IN LAWN IRRIGATION



DECIDUOUS TREE PLANTING - ORNAMENTAL DRIP OR ROOT WATERING IN LAWN IRRIGATION

S 59405 ATE: EST, 3015 18TH AVENUE SOUTH GREAT FALLS, MONTANA SANAVITA

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | MUIR DRAWN BY | MARQUIS REVIEWED BY | MUIR REVISIONS

-

LANDSCAPE PLAN





cushingterrell.com 800.757.9522 TX FIRM #2217



#### LANDSCAPE PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
WM	WATER MAIN, SEE CIVIL
SS	SANITARY SEWER, SEE CIVIL
ST	STORM LINE, SEE CIVIL
<b>)</b>	FIRE HYDRANT, SEE CIVIL
	EDGING - [STEEL, ALUMINUM], SEE DETAIL
	MOWSTRIP
7	CONCRETE PAVEMENT (STANDARD GREY), SEE CIVIL
	TURF - SOD: BLEND TBD SPRAY IRRIGATION
	DRYLAND SEED MIX IRRIGATION, TEMPORARY ESTABLISHMENT ONLY

LANDSCAPE BED - ORGANIC MULCH

Agenda #18.



cushingterrell.com 800.757.9522 TX FIRM #2217





EVERGREEN TREE PLANTING - DRIP OR ROOT WATERING IN LAWN IRRIGATION

DECIDUOUS TREE PLANTING - CANOPY DRIP OR ROOT WATERING IN LAWN IRRIGATION



DECIDUOUS TREE PLANTING - ORNAMENTAL DRIP OR ROOT WATERING IN LAWN IRRIGATION

# S 59405 ATE: EST, 3015 18TH AVENUE SOUTH GREAT FALLS, MONTANA SANAVITA

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | MUIR DRAWN BY | MARQUIS REVIEWED BY | MUIR REVISIONS

-

LANDSCAPE PLAN





#### LANDSCAPE PLAN LEGEND



SANITARY SEWER, SEE CIVIL STORM LINE, SEE CIVIL FIRE HYDRANT, SEE CIVIL EDGING - [STEEL, ALUMINUM], SEE DETAIL

CONCRETE PAVEMENT (STANDARD GREY),

SPRAY IRRIGATION

PLANTER - ORGANIC MULCH



DECIDUOUS TREE PLANTING - ORNAMENTAL DRIP OR ROOT WATERING IN LAWN IRRIGATION

UPRIGHT EVERGREEN SHRUB PLANTING DRIP OR ROOT WATERING IN LAWN IRRIGATION

DECIDUOUS SHRUB PLANTING DRIP OR ROOT WATERING IN LAWN IRRIGATION

EVERGREEN SHRUB PLANTING DRIP OR ROOT WATERING IN LAWN IRRIGATION

FOUNDATION LAYOUT AREA 4,736 SF, TYP.

JUNIPERUS HORIZONTAL JUNIPERUS SABINA 'BUF JUNIPERUS SCOPULORU MAHONIA REPENS PINUS SYLVESTRIS 'HILL GRASSES ANDROPOGON GERARDII BOUTELOUA GRACILIS 'BI CALAMAGROSTIS BRACH DESCHAMPSIA CESPITOS





Agenda #18.

### FOUNDATION DESIGN PLANT SCHEDULE

DECIDUOUS SHRUB				
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5 GAL.	POT	20-25' H X 15' W
CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	1 GAL.	POT	3-4`H X 3-4`W
FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	POT	4-6`H X 4-6`W
RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL.	POT	0.5-1.5' H X 6-8' W
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	POT	3-4`H X 2-3W
EVERGREEN SHRUB			DØD	20' H X 6' W
		5 GAL.		
		5 GAL.		
		6 HI	B&B	10-20° H X 4-5° W
MAHONIA REPENS		5 GAL.		1-2 H X 3-5 W
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL.	POT	2'H X 6-8'W
GRASSES				
ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	POT	6-8' H X 2-3' W
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	2-3` H X 2-3`W
CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	4` H X 3` W
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	POT	2-3` H X 1-2` W
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL.	POT	1-3` H X 1-1.5`W
SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL.	POT	3-8' H X 1-2' W
		1		
AMORPHA CANESCENS			POT	1`3` H X 2` W
			POT	15-2° H X 15° W
ARTEMISIA X 'POWIS CASTLE'			POT	2-3` H X 3-6` W
	BI FEDING HEART		POT	1-3` H X 2-4` W
			POT	1-1 5`H X 1-2` W
NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT		POT	2-3` H X 2-3`W
			POT	1 5-2`H X 1 5-2`W
				2_3` H X 2_3`\//
		1 GAL.		
		I GAL.	PLUG	U.J-1.5 T A U.J-1.5 VV

NOTE: MATCHING LANDSCAPE DESIGNS SHELL BE NO CLOSER THAN EVERY 3RD LOT

OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIALS. LANDSCAPE DESIGNS SHALL

HAVE A DIVERSITY OF PLANT MATERIAL. INSTALLED LANDSCAPE SHALL HAVE NO MORE

THAN  $\frac{1}{3}$  OF THE PLANT MATERIAL OF THE SAME SPECIES OR VARIETY.

# Cushing Terrell

cushingterrell.com 800.757.9522 TX FIRM #2217

### **ATI** 40 တ S A EAT FALLS, M ANAVIT 3015 1 GRE/ Ś

S

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | MUIR DRAWN BY | MARQUIS REVIEWED BY | MUIR REVISIONS

-

VILLA ENLARGEMENTS







04.30.25 12:03 PM | L:\BenefisHealth\Independent Senior Living\BEN24\_PUD\BIMCAD\LandArch\BEN24\_ISLPUD\_L101.dwg

#### LANDSCAPE PLAN LEGEND





DECIDUOUS TREE PLANTING - ORNAMENTAL DRIP OR ROOT WATERING IN LAWN IRRIGATION

UPRIGHT EVERGREEN SHRUB PLANTING DRIP OR ROOT WATERING IN LAWN IRRIGATION

DECIDUOUS SHRUB PLANTING DRIP OR ROOT WATERING IN LAWN IRRIGATION

EVERGREEN SHRUB PLANTING DRIP OR ROOT WATERING IN LAWN IRRIGATION

FOUNDATION LAYOUT AREA 4,736 SF, TYP.





Agenda #18.

### FOUNDATION DESIGN PLANT SCHEDULE

DECIDUOUS SHRUB				
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5 GAL.	POT	20-25' H X 15' W
CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	1 GAL.	POT	3-4`H X 3-4`W
FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	POT	4-6`H X 4-6`W
RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL.	POT	0.5-1.5' H X 6-8' W
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	POT	3-4`H X 2-3W
		-	·	
EVERGREEN SHRUB		E, HL	D 2 D	20' H X 6' W
		5 GAL	POT	
		5 GAL.		0.5-1.511 × 0-6 W
		5 GAL	POT	1.2 4.3 1
		5 GAL.		2.1 × 6 8.11
	THEESIDE GREEFER SCOTCH FINE	J GAL.	FOI	211 × 0-8 W
GRASSES				
ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	POT	6-8' H X 2-3' W
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	2-3` H X 2-3`W
CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	4` H X 3` W
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	POT	2-3` H X 1-2` W
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL.	POT	1-3` H X 1-1.5`W
SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL.	POT	3-8' H X 1-2' W
AMORPHA CANESCENS	Ι ΕΔΠΡΙ ΔΝΤ		POT	1`3` H X 2` W
			POT	15-2° H X 15° W
ARTEMISIA X 'POWIS CASTLE'			POT	2-3` H X 3-6` W
			POT	1-3` H X 2-4` W
			POT	1-1 5`H X 1-2` W
NEPETA X 'WAI KER'S I OW'	WALKER'S LOW CATMINT		POT	2-3` H X 2-3`W
PENSTEMON ERUTICOSUS	SHRUBBY PENSTEMON	1 GAL	POT	1.5-2°H X 1.5-2°W
	WESTERN MEADOW RUE	1 GAI	PLUG	2-3` H X 2-3`W
VINCA MINOR	COMMON PERIWINKI E	1 GAL	POT	5-1.5` H X .5-1.5` W
VIOLA GLABELLA		1 GAL	PLUG	0.5-1.5` H X 0.5-1.5` W
		, O/LE.	1. 500	0.0 1.0 117(0.0-1.0 W

NOTE: MATCHING LANDSCAPE DESIGNS SHELL BE NO CLOSER THAN EVERY 3RD LOT

OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIALS. LANDSCAPE DESIGNS SHALL

HAVE A DIVERSITY OF PLANT MATERIAL. INSTALLED LANDSCAPE SHALL HAVE NO MORE

THAN  $\frac{1}{3}$  OF THE PLANT MATERIAL OF THE SAME SPECIES OR VARIETY.

# Cushing Terrell

cushingterrell.com 800.757.9522 TX FIRM #2217

> S **ATI** 40 Ō. S IE SOUTH MONTAI Ш **SANAVITA** 3015 18TH AVENUE GREAT FALLS, N

S

AZ

© 2025 | ALL RIGHTS RESERVED

INDEPENDENT LIVING PUD & MINOR SUBDIVISION

04.30.2025 PROJ# | BEN24\_INSLVNG DESIGNED BY | MUIR DRAWN BY | MARQUIS REVIEWED BY | MUIR REVISIONS

-

VILLA ENLARGEMENTS





04.30.25 11:42 AM | L:\BenefisHealth\Independent Senior Living\BEN24\_PUD\BIMCAD\LandArch\BEN24\_ISLSITE\_L50X.dwg



558

## BENEFIS INDEPENDENT SENIOR LIVING TRAFFIC IMPACT STUDY

250137

Karl DeCock Cushing Terrell 13 N 23rd Street Billings, MT 59101



**Community Planning** 

Surveying + Mapping + GIS + Drone

**Civil Infrastructure Engineering** 

Multimodal Transportation Engineering

Water and Wastewater Utility Design and Operations

> Landscape Architecture + Placemaking

Construction Management and Inspection

Communications + Public Engagement + Visualizations



**MARCH/2025** 

Agenda #18.





## TABLE OF CONTENTS

INTRODUCTION
SITE LOCATION AND DESCRIPTION
SITE DEVELOPMENT PLAN
EXISTING CONDITIONS
Streets
Intersections
Bicycle/Pedestrian Facilities
Traffic Volumes
Intersection Capacity
Crash History
TRIP GENERATION
TRIP DISTRIBUTION
TRAFFIC ASSIGNMENT10
TRAFFIC IMPACTS10
Traffic Volumes
Intersection Capacity10
Traffic Signal Warrants
CONCLUSIONS AND RECOMMENDATIONS
Conclusions
Recommendations14

#### **APPENDICES**

APPENDIX A – TRAFFIC VOLUME DATA APPENDIX B – CAPACITY CALCULATIONS – EXISTING CONDITIONS (2025) APPENDIX C – CAPACITY CALCULATIONS – FUTURE (2027) APPENDIX D – TRAFFIC SIGNAL WARRANT WORKSHEETS

#### LIST OF TABLES

TABLE 1: CRASH HISTORY – FREQUENCY AND SEVERITY STATISTICS	.7
TABLE 2: CRASH HISTORY – COLLISION TYPE	8
TABLE 3: TRIP GENERATION SUMMARY	9



#### LIST OF FIGURES

FIGURE 1: STUDY AREA	2
FIGURE 2: SITE LAYOUT	3
FIGURE 3: STREET AND INTERSECTION CHARACTERISTICS	4
FIGURE 4: EXISTING CONDITIONS (2025) PEAK HOUR TRAFFIC VOLUMES	6
FIGURE 5: TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT SUMMARY	11
FIGURE 6: FUTURE (2027) TRAFFIC PROJECTIONS	. 12



#### INTRODUCTION

This traffic impact study (TIS) assesses the traffic-related impacts associated with the proposed Benefis Independent Senior Living development in Great Falls, Montana on the surrounding transportation system. This report also provides recommendations to mitigate any such impacts. The methodology and analysis procedures used in this study employ the latest technology and nationally accepted standards in the areas of site development and transportation impact assessment. Recommendations made in this report are based on professional judgment and these principles.

#### SITE LOCATION AND DESCRIPTION

The Benefis Independent Senior Living development is located on the south side of Great Falls, Montana east of 29th Street South and north of 18th Avenue South. The site is bordered by mostly undeveloped land to the south, a residential development to the east, The Grandview at Benefis Assisted Living to the west, and Park Place Health Care Center to the north. Figure 1 on the following page depicts the study area.

#### SITE DEVELOPMENT PLAN

The site development plan for Benefis Independent Senior Living anticipates construction of 64 multifamily apartment units and 28 single-family independent villas. Access is proposed via 18th Avenue South and Indigo Lane, which will both be extended east to a segment of 32nd Street South that will be constructed on the east side of the site. Figure 2 on page three shows the current proposed site plan.

#### **EXISTING CONDITIONS**

#### Streets

Figure 3 on page four shows the Montana Department of Transportation (MDT) street classifications and speed limits on study area streets. Additional study area street conditions are described below.

Twenty-sixth (26th) Street South has a four-lane section in the study area, with two travel lanes in each direction. All the remaining study area roadways have a two-lane section, with one travel lane in each direction. On-street parallel parking is permitted along 18th Avenue South and along 29th Street South south of 15th Avenue South but it is not widely utilized. There is curb and gutter on all study area streets.

#### Intersections

Figure 3 also shows the traffic control utilized at each study area intersection. There are no dedicated turn lanes at any of the study intersections. There is no existing traffic control at the 29th Street South/Indigo Lane intersection, but the westbound Indigo Lane driveway approach was assumed to operate as stopcontrolled for analysis purposes. The east leg of the roundabout intersection on 18th Avenue South currently leads into the Grandview entrance and parking lot. Through this development the existing roundabout will be removed, and this intersection will be reconfigured with the Grandview entrance as the north leg with 18th Avenue South continuing further east.





Figure 1: Study Area





Figure 2: Site Layout





Figure 3: Street and Intersection Characteristics



#### **Bicycle/Pedestrian Facilities**

There are sidewalks along all study area streets except the east side of 26th Street South, south of 18th Avenue South. There are no other dedicated multi-modal facilities in the study area.

#### **Traffic Volumes**

Weekday AM and PM peak hour turning movement counts were collected for study area intersections on Thursday, February 20, 2025. The traffic data was collected using Miovision Scout video-based systems. In general, the weekday AM and PM peak hour periods were found to occur from 7:30 to 8:30 AM and 4:15 to 5:15 PM. Raw count data was adjusted for seasonal variation using MDT seasonal adjustment factors. Figure 4 on the following page summarizes the calculated Existing Conditions (2025) peak hour turning movement volumes for the AM and PM peak hours. Detailed traffic count data worksheets are included in Appendix A.

#### Intersection Capacity

Existing Conditions (2025) intersection capacity calculations were performed for the study area intersections using Vistro 2023, which is based on the Highway Capacity Manual, 7th Edition (Transportation Research Board, 2022). Level of service (LOS) is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. LOS is a qualitative measure of the performance of an intersection with values ranging from LOS A, which indicates good operation and low vehicle delays, to LOS F, which indicates congestion and longer vehicle delays. LOS C is typically considered a minimum acceptable threshold for operations in Montana-based communities, though exceptions are made in certain cases.

The results of the Existing Conditions (2025) intersection capacity calculations show that all intersections currently operate at LOS B or better on all approaches with minimal 95th percentile queueing. Figure 4 also shows the Existing Conditions (2025) LOS results at each intersection. A detailed capacity summary table and capacity calculation worksheets for each of the study area intersections can be found in Appendix B.

#### **Crash History**

Historical crash data was obtained from MDT for the five-year period from January 1, 2019, through December 31, 2023 for all study area intersections. It should be noted that no crashes were reported at the 29th Street South/Indigo Lane intersection or the 18th Avenue South/Grandview entrance roundabout. The crash data was analyzed for the purpose of calculating intersection crash and severity rates and evaluating collision type trends. Tables 1 and 2 on pages 7 and 8, respectively, illustrate the results of that analysis.

Intersection crash frequency rates were calculated on the basis of crashes per million vehicles entering (MVE). The MVE metric was estimated based on published historical ADT volumes from the MDT website and 2025 peak hour counts. Crash rates for study area intersections with reported crashes ranged from 0.36 crashes/MVE to 0.61 crashes/MVE. The 29th Street South/11th Avenue South intersection had the highest total number of reported crashes (seven) and a crash rate of 0.57 crashes/MVE.



Figure 4: Existing Conditions (2025) Peak Hour Traffic Volumes

Agenda #18.

SQ



Predicted

Crash Rate

(Crash/

MVE)

0.22

0.34

0.44

1.59

0.09

0.56

0.15

0.09

		,,	, i i i i i j							
		Reported Crashes <sup>2</sup>		Crash Ty	/pe	Cra	ash Data <sup>s</sup>	HSM Predictions <sup>4</sup>		
Intersection	2019- 2023 DEV <sup>1</sup>		PDO	Injury	Fatality	Average Crash Frequency (Crash/Yr)	Crash Rate (Crash/ MVE)	Severity Index	Predicted Average Crash Frequency (Crash/Yr)	Predict Crash R (Crash MVE)
29th St S & 11th Ave S	6783	7	4	3	0	1.40	0.57	1.86	1.07	0.43
29th St S & 15th Ave S	3657	4	2	2	0	0.80	0.60	2.00	0.76	0.57

0

1

0

0

0

0

0

0

0.00

0.60

0.20

0.00

0.00

0.36

0.61

0.00

0.00

1.67

1.00

0.00

#### Table 1: Crash History - Frequency and Severity Statistics

Daily Entering Volume (DEV) estimated from 2025 peak hour counts and 2019-2023 MDT published ADTs

0

2

1

0

<sup>2</sup> Crashes reported from January 1, 2019 to December 31, 2023

1122

4537

902

157

29th St S & Indigo Ln

18th Ave S & 26th St S

18th Ave S & 29th St S

18th Ave S & Grandview

<sup>3</sup> Crash rates expressed as crashes per million vehicles entering (MVE)

0

З

1

0

<sup>4</sup> Rates calculated using Highway Safety Manual (HSM) 1st Edition predictive methodology

As a means of evaluating the relative significance of the calculated historical crash rates, an expected rate was calculated using the predictive crash rate formulas in the American Association of State Highway and Transportation Officials (AASHTO) Highway Safety Manual (HSM). The process involves calculating the number of crashes predicted in a year based on traffic demand (AADTs) and various physical and traffic environment-based conditions, such as lane configurations and traffic control. The calculation results in a crashes-per-year prediction. A frequency rate was then back calculated on the basis of MVE for the sake of comparison with the actual historical crash rates. The results of the calculations for this study showed that the historical crash rates were slightly elevated compared to the predicted rates at the 29th Street South/15th Avenue South and 18th Avenue South/26th Street South intersections. The historical crash rate at the 29th Street South/11th Avenue South intersection was approximately 31 percent higher than predicted. Although the historical crash rate was 38 percent higher than predicted at the 18th Avenue South/29th Street South intersection, both rates were generally low and only one crash was reported during the crash history period. The HSM rate predictions and five-year crash totals for each intersection are summarized in Table 1.

Severity indices were also calculated for all study area intersections. A severity index gives an indication of relative crash severity for a location based on the number of fatal, injury, and property damage only (PDO) crashes. The highest severity index was 2.00 at the 29th Street South/15th Avenue South intersection, where two of four crashes (50 percent) resulted in injury. The next highest severity index was 1.86 due to 43 percent of crashes resulting in injury at the 29th Street South/11th Avenue South intersection. The severity indices are also shown in Table 1 above.

Collision type was also evaluated for the purpose of identifying any significant trends in the crash data. Right-angle collisions were the most common crash type reported in the study area, with rear end, leftturn/same-direction, fixed object, parked vehicle, and pedestrian crashes also reported. Table 2 on the following page presents the results of that analysis.

Right-angle collisions were the most common crash type at three study intersections and comprised 60 percent of all reported crashes in the study area. Right-angle collisions typically occur at stop-controlled



Table 2: Crash History - Collision Type

	Collision Type								
	Rear End	Right Angle	LT, SD	Fixed Object	Parked Vehicle	Pedestrian	Total		
29th St S & 11th Ave S	1	4			1	1	7		
29th St S & 15th Ave S		З			1		4		
29th St S & Indigo Ln							0		
18th Ave S & 26th St S		2	1				3		
18th Ave S & 29th St S				1			1		
18th Ave S & Grandview							0		

intersections when drivers stop at a stop sign but then proceed when it is unsafe to do so. Often these crashes are caused by sight distance issues, drivers incorrectly detecting speeds of approaching vehicles, and/or high speeds on the main roadway. The posted speed limit on 26th Street South is 40-mph at the 18th Avenue South intersection, but all other streets generally operate at low speeds in the study area.

There do not appear to be any sight distance obstructions at the 29th Street South/11th Avenue South intersection, which has operated with all-way stop-control for the entirety of the crash history period. Two of the four right-angle crashes at this intersection involved northbound and westbound vehicles. The rear end collision at this intersection also involved westbound vehicles and a pedestrian was struck by a westbound left-turning vehicle. It is possible that increased awareness of the stop signs such as additional reflective striping or flashing LED lighting could be implemented to improve safety.

At the 29th Street South/15th Avenue South intersection, there is a small hill and two trees on the northeast corner which may obstruct sight for westbound vehicles. Two of the three right-angle crashes at this intersection involved westbound vehicles. Measures such as tree pruning or potential removal should be explored to improve safety on this approach.

In total, 20 percent of crashes in the study area occurred with wet, snowy, or icy roadway conditions and 13 percent occurred in the dark. No other crash trends were noted in the study area. It is important to note that all of the above evaluations of crash types and causes are speculative, and more detailed information about individual crashes would be needed to determine exact causes for each collision and identify whether any specific trends are present.

#### TRIP GENERATION

This study utilized Trip Generation, 11th Edition, published by the Institute of Transportation Engineers (ITE), which is the most widely accepted source in the United States for determining trip generation projections. These projections are used to analyze the impacts of a new development on the surrounding area. For the purposes of this study, Land Use Code 251 – Senior Adult Housing – Single-Family and Land Use Code 252 – Senior Adult Housing - Multifamily were utilized to project trip generation for the proposed Benefis Independent Senior Living development. Table 3 on the following page illustrates the results of the trip generation calculations for the site.



#### Table 3: Trip Generation Summary

Land Lisa	Indepen	Average Weekday			AM Peak Hour			PM Peak Hour				
	Intensity Units		total	enter exit		total	enter	exit	total	enter	exit	
Senior Adult Housing - Single-Family <sup>1</sup> 28 [		Dwelling Units	121	61	60	7	2	5	8	5	3	
Senior Adult Housing - Multifamily <sup>2</sup>	64	Dwelling Units	207	104	103	13	4	9	16	9	7	
Total Buildout New Ext	Total Buildout New External Trips 328				163	20	6	14	24	14	10	
(1) Senior Adult Housing - Single-Family - Land Use 251*					Units = Dwelling Units							
Average Weekday:	Averag	e Rate :	4.31	entering/50% exiting)								
Peak Hour of the Adjacent Street, C	Average Rate = 0.24 (3					33% entering/67% exiting)						
Peak Hour of the Adjacent Street, C	PM:	Average Rate = 0.30 (61% entering/39% exiting)										
(2) Senior Adult Housing - Multifamily	Units = Dwelling Units											
Average Weekday:	Average Rate = 3.24 (50% entering/50% exitin							xiting)				
Peak Hour of the Adjacent Street, C	Average Rate = 0.20 (34					% entering/66% exiting)						
Peak Hour of the Adjacent Street, C	Average Rate = 0.25 (56% entering/44% exiting)							xiting)				
*Trip Generation, 11th Edition . Institute o	f Transpor	tation Engineer	s. 2021									

Full buildout of the Benefis Independent Senior Living development is projected to generate a total of 328 gross average weekday trips with 20 trips (6 entering/14 exiting) generated during the AM peak hour and 24 trips (14 entering/10 exiting) generated during the PM peak hour.

Trip generation projections provide an estimate of the total number of trips that would be generated by a proposed development. However, to estimate the net number of new trips made by personal vehicles external to the site, adjustments must often be made to account for internal capture trips, pass-by trips, and trips made by alternate modes.

Internal capture (IC) trips are trips that do not have origins or destinations external to a project site. Since IC trips occur internally, they do not have an impact on external traffic operations. IC trips most often occur in mixed-use developments where residential, commercial, and office-related land uses exhibit a high rate of internal trip exchange and were therefore not calculated for this study.

Pass-by trips are trips that are made as intermediate stops on the way from a point of origin to a primary trip destination. Pass-by trips are attracted from traffic "passing by" on an adjacent street that offers direct access to that site. Pass-by trips are primarily attracted by commercial type land uses such as restaurants, convenience markets, and gas stations, and were therefore also not calculated for this study.

Trips made by alternate modes (walking, biking, transit) may occur to the other housing and healthcare uses adjacent to the site. However, to be conservative, the Benefis Independent Senior Living trip generation was not reduced to account for any alternate mode trips for the purposes of this analysis.

#### TRIP DISTRIBUTION

Trip distribution is an estimate of site-generated trip routing, which can be determined by methods such as computerized travel demand models, calculation of travel time for various available routes, and/or inspection of existing traffic patterns in the project area. For this study, distribution percentages were calculated based on a review of collected existing traffic volumes and consideration of the location of the



development in relation to the City of Great Falls and other potential trip destinations in the area. Figure 5 on page 11 presents the calculated trip distribution scheme for this study.

#### TRAFFIC ASSIGNMENT

Traffic assignment is the procedure whereby site-generated vehicle trips are assigned to study area streets, intersections, and site access driveways based on the calculated trip distribution and the physical attributes of the development site. Using this approach, site-generated trips for the Benefis Independent Senior Living development were assigned to the study area intersections for the purposes of projecting future traffic volumes for analysis. The results of the traffic assignment exercise for the AM and PM peak hours are also illustrated in Figure 5.

#### TRAFFIC IMPACTS

#### **Traffic Volumes**

Based on information from the Client, a buildout year of 2027 was utilized for the purposes of calculating future traffic projections for this study. In addition to site-generated trips, background traffic volumes are also expected to increase for study area streets and intersections due to general growth and surrounding area developments. To account for that growth, five years of historical MDT traffic data in the area was analyzed and it was determined that an annual background growth rate of 1.0 percent would be appropriate for modeling ambient growth in this area of Great Falls.

Traffic projections for the Future (2027) scenario were then calculated by combining existing traffic volumes with anticipated background growth and site-generated traffic assignments. Figure 6 on page 12 illustrates the resulting AM and PM peak hour traffic volume projections.

#### Intersection Capacity

Sanbell performed capacity calculations for the Future (2027) traffic projection scenario based on the AM and PM peak hour traffic volume projections presented in Figure 6. Peak hour factors (PHFs) for the design year were assumed to not change from the Existing (2025) scenario, as the nearby school and medical facilities exhibit unique peaking characteristics that will continue in the Future (2027) scenario. Figure 6 also shows the LOS results at each intersection.

Future (2027) capacity results project that all intersections and approaches will continue to operate at LOS B or better during both peak hours. The 95th percentile queueing is projected to remain minimal. Detailed intersection capacity summary tables and capacity calculation worksheets for the Future (2027) traffic projection scenario can be found in Appendix C.





Figure 5: Trip Distribution and Traffic Assignment Summary



Figure 6: Future (2027) Traffic Projections

1

Agenda #18.

sa



#### **Traffic Signal Warrants**

Traffic signal warrants were evaluated at the 29th Street South/11th Avenue South and 26th Street South/18th Avenue South intersections using criteria outlined in the Manual on Uniform Traffic Control Devices (MUTCD) for the Existing Conditions (2025) and Future (2027) traffic volume scenarios. The MUTCD presents several warrants that can be considered based on traffic volumes, school crossings, crash history, and others. For the 26th Street South/18th Avenue South intersection, all but Warrant 9 (Intersection Near a Grade Crossing) was evaluated because there are no railroad crossings near the intersection. For the 29th Street South/11th Avenue South intersection, all but Warrants 5 (School Crossing) and 9 were evaluated because there are no school-aged pedestrian crossings or railroad crossings near the intersection.

Additionally, satisfaction of the Peak Hour warrant alone should not be considered as warranting a signal, as it is primarily meant for application at office complexes, manufacturing plants, or other high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.

No signal warrants are met or projected to be met with either the Existing Conditions (2025) or Future (2027) volumes at either the 29th Street South/11th Avenue South or 26th Street South/18th Avenue South intersections. Traffic signal warrant worksheets for the Existing Conditions (2025) and Future (2027) scenarios can be found in Appendix D.

#### CONCLUSIONS AND RECOMMENDATIONS

#### Conclusions

The preceding analysis has shown that the Benefis Independent Senior Living development will not generate a significant volume of new traffic demand for area streets and intersections. Through the planned development, it is estimated that approximately 328 total new external vehicle trips could be generated daily.

The Existing Conditions (2025) capacity analysis showed that all intersections and approaches currently operate at LOS B or better during both peak hours with minimal 95th percentile queuing.

A crash history analysis showed that crash rates are higher than predicted at the 29th Street South/11th Avenue South and 18th Avenue South/29th Street South intersections, although the latter had only one crash reported during the five-year history period. Historical crash rates are similar to or less than predicted at the remaining intersections. Right-angle crashes were the most common collision type in the study area. Additional awareness of the all-way stop-controlled intersection of 29th Street South/11th Avenue South may improve safety, particularly on the westbound approach. At the 29th Street South/15th Avenue South intersection there is a small hill and two trees that likely obstruct adequate sight distance for the westbound approach. These trees should therefore be evaluated for pruning or removal.

Future (2027) scenario intersection capacity results show a slight increase in delay at all study area intersections, but all intersection approaches are projected to continue operating at LOS B or better during both peak hours with 95th percentile queuing remaining minimal.



Traffic signal warrants were evaluated at the 29th Street South/11th Avenue South and 26th Street South/18th Avenue South intersections for both traffic volume scenarios. No warrants are met or projected to be met at either intersection with Existing Conditions (2025) or Future (2027) volumes, so traffic signals are not considered to be warranted based on the current projections.

#### Recommendations

The following list of recommendations is based on the analysis results from this study and the professional judgment of the author. It should be noted that the improvements are recommended not only due to the impacts of the Benefis Independent Senior Living development but also based on existing deficiencies present within the study area. The recommendations are made based on the preceding evaluation of existing and projected safety and operational concerns.

- A Stop (R1-1) sign should be installed on the westbound approach at the 29th Street South/Indigo Lane intersection.
- Consistent with the current site plan, the roundabout located where 18th Avenue South currently terminates into the Grandview parking lot should be removed to provide better access to both the Grandview Assisted Living and Benefis Senior Independent Living sites.
- Measures to increase awareness of the all-way stop-controlled intersection of 29th Street South/11th Avenue South should be considered, such as installation of advanced warning signs, reflective striping on the signpost, or flashing LED lighting.
- Consideration should be given to evaluating the feasibility of improving sight distance at the 29th Street South/15th Avenue South intersection through pruning or removal of one or more trees on the northeast corner.
- All transportation-related improvements shall be designed in accordance with the City of Great Falls and/or MDT standards (where applicable) and the Manual on Uniform Traffic Control Devices (MUTCD).

#### ORDINANCE 3074

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO LOTS 1A1 AND 1B2, MOUNT OLIVET ADDITION, SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA, TO BE KNOWN AS THE GRANDVIEW AT BENEFIS

\* \* \* \* \* \* \* \* \* \* \* \*

WHEREAS, Lots 1A1 and 1B2, Mount Olivet Addition, Section 17, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, was annexed to the City of Great Falls on May 15, 2007; and,

WHEREAS, at the time of annexation, the City of Great Falls assigned a zoning classification of PLI Public land and institutional district classification to said Lots 1A1 and 1B2, Mount Olivet Addition; and,

WHEREAS, Benefis Health System., has petitioned the City of Great Falls to rezone said Lots 1A1 and 1B2, Mount Olivet Addition, to PUD Planned unit development district classification; and,

WHEREAS, notice of assigning said zoning classification to said Lots 1A1 and 1B2, Mount Olivet Addition, was published in the Great Falls <u>Tribune</u> advising that a public hearing on this zoning designation would be held on the 3<sup>rd</sup> day of May, 2011, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation be made.

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

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning classification of said Lots 1A1 and 1B2, Mount Olivet Addition, be designated as PUD Planned unit development district, subject to the PUD submittal dated February 9, 2011, kept at the Planning and Community Development Department of the City of Great Falls and by this reference made a part hereof.
Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the amended plat of the Amended Plat of Lot 1A1 and 1B2, Mount Olivet Addition, Section 17, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading April 5, 2011.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading May 3, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3074 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building; On the Bulletin Board, first floor, Cascade County Court House; On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)