



**Planning Advisory Board/Zoning Commission –
April 22, 2025 Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
3:00 PM**

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

- The agenda packet material is available on the City’s website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
 - Attend in person. Please refrain from attending in person if you are not feeling well.
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, April 22, 2025 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions
 - Tory Mills - Chair**
 - Julie Essex - Vice Chair**
 - David Cantley**
 - Michael Gorecki**
 - Pat Green**
 - Jim Wingerter**
3. Staff Recognition
4. Approval of Meeting Minutes - February 25, 2025

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Public Hearing – Annexation of Lots 8-10, and 13-15 of Beebe Tracts; establishing the City zoning classification of Planned Unit Development (PUD); and, Preliminary Plat of Meadowview Village.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

6. Board Recommendation of New Planning Advisory Board/Zoning Commission Member

COMMUNICATIONS

PUBLIC COMMENT

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

ADJOURNMENT

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

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

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

**MINUTES OF THE MEETING
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
February 25, 2025**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Planning Board Members present:

Julie Essex, Vice Chair
David Cantley
Michael Gorecki
Lindsey Gray
Pat Green
Jim Wingerter

Planning Board Members absent:

Tory Mills, Chair

Planning Staff Members present:

Brock Cherry, Director of Planning and Community Development
Kayla Kryzsko, Assistant City Planner
Jamie Nygard, Sr. Administrative Assistant

Other Staff present:

Rachel Taylor, Deputy City Attorney

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

MINUTES

Vice Chair Essex asked if there were any comments or corrections to the meeting minutes on January 28, 2025. Seeing none, Ms. Gray motioned to approve, which was seconded by Mr. Gorecki. All in favor, the minutes were approved.

BOARD ACTIONS REQUIRING A PUBLIC HEARING**Request for a Conditional Use Permit (CUP) for a “Contractor Yard, Type I,” land use with an additional allowance of up to 2,500 square feet of temporary storage containers upon the property addressed as 3104 Upper River Road, legally described as Lot 22 of McLean Garden Tracts, Section 23, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana.**

Kayla Kryzsko, Assistant City Planner, presented to the Board. She stated that the applicant, Matt McDonald, had requested a conditional use permit to accommodate his construction business located at 3104 Upper River Road. The property spans approximately 4.95 acres and is zoned R-1, Single-family Suburban. Ms. Kryzsko noted that in April 2024, the City received a code enforcement complaint concerning business-related activities, which prompted City Staff to meet with the applicant to discuss the requirements necessary to bring the property into compliance while considering the surrounding neighborhood.

Ms. Kryzsko stated that City code envisions a Type I Contractor Yard to be compatible with residential areas. As part of the request, the applicant requests an additional allowance of 2,500 square feet for temporary storage containers to store items related to the contracting business until the permanent construction is complete. The requested CUP will adhere to all Type I Contractor Yard Standards per OCCGF 17.20.6270.

Ms. Kryzsko presented a location map, zoning map, and site photos.

Ms. Kryzsko stated that in 2009-2010, properties along Upper River Road were annexed into the City as part of the Upper/Lower River Road Water and Sewer Districts. Ordinances 3033 and 3061 were adopted during the annexation process, establishing new zoning classifications. At the time of annexation, existing land uses were grandfathered in, meaning they are recognized as legal nonconforming uses. She noted that the land directly south of the subject property is currently being utilized as a residence and a Type II Contractor Yard. Additionally, she mentioned that many properties along Upper River Road have commercial uses designated in the land use classifications.

Ms. Kryzsko indicated that a conditional use permit is required to establish a Type I Contractor Yard in an R-1 zoning district. The applicant also requests temporary storage containers for tools and materials related to business operations, which must be removed upon completion of the permanent structure or after 48 months, whichever comes first.

Ms. Kryzsko reported that City Staff presented the request at Neighborhood Council #6's meeting on February 5, 2025 and that a nearby neighbor expressed concerns about the proposed driveway impacting the residence. The neighbor and applicant agreed to discuss options to mitigate the impact, and the council voted 4-0 in favor of the proposal.

Ms. Kryzsko presented the Findings for the Basis of Decision and highlighted a few, stating that the entirety was in the Staff Report in the Agenda Packet.

1. The zoning and conditional use is consistent with the City's Growth Policy and applicable neighborhood plans, if any.
 - Economic Goals—
 - Promote a “business-friendly” attitude and support the use of an ombudsman role in all facets of business development.
 - Physical Goals—
 - Promote and incentivize infill development compatible with the scale and character of established neighborhoods.
 - Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties to maximize the City's existing infrastructure.
 - Support actions bring properties into conformance with the City's land Development requirements over time.

2. The establishment, maintenance, or operation of the zoning and conditional use will not be detrimental to or endanger the health, safety, morals, comfort, or general welfare.
 - The CUP allows the City to review the proposed project and place appropriate conditions on the specific project to help mitigate or reduce the total off-site impacts that a project may have on the surrounding properties and environment. For this request, the Conditions of Approval outline measures such as screening and a landscape buffer, designed to safeguard public health, safety, and welfare. Additionally, the request includes an allowance for up to 2,500 square feet of temporary storage containers to conceal tools and materials from public view.

3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for permitted purposes. It will not substantially diminish and impair property values within the neighborhood.
 - The proposed project is located within the R-1 Single-Family Suburban zoning district, which is intended to support low-density, single-family residential development on larger lots. Although the contractor yard is intended to meet the operational needs of the property owner's business, it will require specific site improvements and appropriate setbacks. These requirements are intended to maintain the neighborhood's character and protect property values. The total allocation of storage units will not exceed 2,500 square feet and will be temporary, as outlined in the Conditions of Approval. The proposed project aligns with surrounding properties that feature similar business-orientated land uses. As such, the conditional use is not expected to impact the enjoyment or property values of nearby properties negatively.

4. Adequate utilities. Access roads, drainage and/or necessary facilities have been or are being provided.
 - Utilities, access roads, drainage and other necessary facilities currently exist around the subject property and will be able to support the operation and functionality. This includes ensuring reliable access to public utilities such as City water and sewer services, as well as access roads and stormwater management systems to prevent flooding and ensure environmental protection. These facilities are designed to

accommodate the needs of the project while minimizing potential impacts on the surrounding area.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 - An approach from Upper River Road currently accesses the subject property. A new access point may be requested to facilitate business operations. Due to the subject property's length, City code allows the applicant to request a second access from Upper River Road. Any new approaches the applicant requests shall require a permit and review by Public Works Engineering.

Ms. Kryzsko stated that Staff recommended the Planning Advisory Board approve the Conditional Use Permit with the following conditions:

1. Subsequent modifications and additions: If, after the establishment of the conditional use, the owner proposes to expand or modify the use of buildings and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
2. Changes in Use: Conditional uses are regulated as such because the use can have significant impacts on the community. Therefore, changes in conditional uses must be strictly limited. A significant change in the type or level of activity may void the conditional use permit. Proposed changes shall be submitted to the Administrator, who may require that the permit be amended following the same public process used for its adoption.
3. A landscape buffer must be maintained where a non-residential use borders a residential area. Expiration: The conditional use permit shall expire one year after the date of issuance if the operation has not been established for the applicants' request. The Administrator may extend the expiration date if substantial work is ongoing.
4. Abandonment: If a conditional use ceases to operate for more than six months, the conditional use permit is void.
5. Screening: The applicant is required to screen the contractor's yard from the public right-of-way prior to establishing its use. A 6-foot-high, 100% opaque fence running north/south along the Upper River Road frontage shall be installed.
6. Buffer between Uses: In accordance with OCCGF 17.44.3.030 (F), a minimum 15-foot landscape buffer shall be maintained where a non-residential use abuts a residential use.
7. Storage Containers: Storage containers on-site shall be temporary and may not be located on the subject property after forty-eight months from the approval of the conditional use. The total area of storage containers shall not exceed two thousand five hundred square feet. The containers shall be painted in colors that are natural to the surroundings, screened from the public right-of-way, and removed within 60 days following the final inspection of the permanent structure.

8. **Additional Access:** Any proposed additional driveway may be surfaced with gravel, provided that measures are taken to prevent gravel from entering the existing storm inlet. The applicant must secure all necessary permits and submit an approach application to the Public Works Engineering Department for review and approval. Additionally, to ensure adequate Fire Department access, the driveway must have a minimum width of 20 feet, be capable of supporting the weight of a fire engine (75,000 lbs.), and be properly maintained.
9. **Stormwater management:** In accordance with OCCGF 13.24.080 (A), if a phased development plan results in 15,000 square feet or more of impervious surface coverage or more than one acre of disturbance within the planning area, the applicant must submit a drainage plan for review. The applicant shall submit a stormwater management plan for approval by the City's Public Works Department. Additionally, if the development disturbs more than 10,000 square feet, an erosion control plan for active construction must also be submitted to the City's Environmental Division for review.
10. **Licensing:** Before commencing the operation of the contractor yard, the applicant must secure a business license from the City of Great Falls and ensure adherence to all applicable building, zoning, and fire safety regulations.
11. **Noise Limitations:** Per OCCGF 8.53.040, the applicant shall ensure that noise levels do not exceed 55 dB (A) from 7:00 a.m. to 8:00 p.m. and 50 dB (A) from 8:00 p.m. to 7:00 a.m. at the property line.
12. **Parking:** The applicant shall provide off-street parking to accommodate employees and business activity.
13. **Future Development Permitting:** All future development permits shall comply with the codes and ordinances of the City of Great Falls, the State of Montana, and any other applicable regulatory agencies. Representatives from the City's Planning Division, Building Division, Engineering Division, and Great Falls Fire Rescue will review the required plans and specifications to ensure full compliance with all regulations.
14. **Acceptance of Conditions:** The amendment will not go into effect until the applicant acknowledges in writing that it has received, understands, and agrees to comply with these conditions of approval.

APPLICANT PRESENTATION

Matt McDonald, 3104 Upper River Road, stated that he started a local construction company with his brother and is going to construct a 3000-square-foot shop. He stated that he had spoken with the neighbors and was not going forward with a second approach.

BOARD QUESTIONS

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David Cantley asked whether the screening requirements were only those mentioned in the Staff Report. Mr. Cherry responded that the fence on the east is necessary to avoid infringing on the neighbors, but it will be reviewed. Mr. Cantley also inquired if City Staff had clarified the landscape buffer requirements for the applicant. Mr. Cherry replied that compliance with the landscape buffer entails a 15-foot area that needs to be landscaped. He also mentioned that there is a minimum count of trees and bushes over a specified distance, as per the City regulations Code.

PUBLIC QUESTIONS

Connie Manning, 415 31st Avenue South, inquired about the placement of the Conex boxes, the number that could fit within the 2,500-square-foot allowance, whether it is necessary to have them since they are already being stored elsewhere, and where they would be positioned.

Mr. McDonald responded that the location where the boxes were being stored was no longer available due to high fees. Most of his equipment is currently on job sites, but that isn't always feasible, so he has to bring the equipment home. It will simply be a temporary place to store everything until the shop is built. Mr. Cherry also responded that the square footage of space instead of the number of containers is because the containers come in different sizes, so the number could vary depending on what the applicant gets for containers.

Cherry Loney, 3000 Upper River Road, asked about the timeline for the shop's construction and completion. Mr. Cherry responded that the applicant has 48 months from the approval of the Conditional Use Permit. The clock commences whether or not the construction is complete after 48 months.

PROPONENTS

None.

OPPONENTS

Cherry Loney, 3000 Upper River Road, which is directly adjacent to the subject property, stated she did not have a position one way or the other and had no concerns about the project as presented. The site plan that was previously suggested had a road going right by her property and she was concerned about that. She stated that Matt McDonald and her sat down and discussed it.

PUBLIC COMMENT

None.

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BOARD DISCUSSION AND ACTION

MOTION: That the Zoning Commission recommend the City Commission approve the Conditional Use Permit for the subject property as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.

Made by: Mr. Cantley

Second by: Mr. Green

Mr. Cherry stated that the consensus during the meeting was to have only one access to the property, so the Motion should be amended to include this as a condition of approval.

MOTION: That the Zoning Commission amend the existing motion to include the proposed conditional use will only utilize the existing access.

Made by: Ms. Essex

Second by: Mr. Gorecki

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

MOTION: That the Zoning Commission recommend the City Commission approve the Conditional Use Permit for the subject property as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant and the amendment that the existing proposal will include the conditional use will only include the existing access.

Made by: Ms. Essex

Second by: Mr. Green

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

Mr. Wingerter asked about the timeline for removal of the storage containers. Mr. Cherry responded that the applicant has 48 months or when the project is complete, whichever comes first.

COMMUNICATIONS

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Growth Policy Update—Mr. Cherry encouraged the Board Members to take the survey at futuregreatfalls.com and share it on their social media. He also stated that there have been approximately 1600 responses to the survey to date. The next steps will be to compile the information from the public engagement exercises into a report to understand the feedback. Working with the consultant, staff will develop goals and objectives, which will be presented to the Planning Advisory Board.

Mr. Cherry welcomed new members David Cantley, Michael Gorecki, and Jim Wingerter to the Planning Advisory Board/Zoning Commission.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, Vice Chair Essex adjourned the meeting at 3:37 p.m.

CHAIRMAN TORY MILLS

SECRETARY BROCK CHERRY



Meeting Date: April 22, 2025

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

- Item:** Public Hearing – Annexation of Lots 8-10, and 13-15 of Beebe Tracts; establishing the City zoning classification of Planned Unit Development (PUD); and, Preliminary Plat of Meadowview Village.
- Initiated By:** Upslope Development, Developer
- Presented By:** Lonnie Hill, Deputy Director, Planning and Community Development
- Action Requested:** Recommendation to the City Commission

Public Hearing:

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

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the annexation of the property as legally described in the staff report, the Improvement Agreement, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.”

And;

“I move that the Zoning Commission recommend the City Commission (approve/deny) the establishment of Planned Unit Development zoning for the property as legally described in the staff report, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.”

And;

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the Preliminary Plat of Meadowview Village Major Subdivision as legally described in the Staff Report, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.”

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

Staff Recommendation: Staff recommends approval of the annexation, and assignment of PUD zoning, and Preliminary Plat of Meadowview Village 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 46th 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 46th Street. The developer proposes to complete the project in 10 phases, with the first phase being the lots closest to 46th 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 46th 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 46th 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 27th, 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 Planning Advisory Board/Zoning Commission could recommend denial of the annexation and assignment of PUD zoning, and Subdivision of Meadowview Village. For these actions, the Planning Advisory Board/Zoning Commission must provide an alternative Basis of Decision.

Attachments/Exhibits:

- Improvement Agreement
- Basis of Decision – Annexation
- Basis of Decision – Planned Unit Development
- Basis of Decision – Subdivision
- Traffic Analysis
- Location and Zoning Map
- Application Packet
 - Appendix E – Geotechnical Report
 - Appendix F – Conceptual Civil Reports

- Great Falls Public Schools Comment Letter

**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 **46th 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 renewed 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 and may be approved 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 46th 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 46th Street adjacent to the Subject Property. Sidewalk, and boulevard landscaping along the east side of 46th 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 46th Street. The existing 8" water main in 46th 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, 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. City to pay proportional share of existing right of way within the basin that drains to the pond. The City will attempt to obtain reimbursement from annexed parcels that are part of the basin for their proportional share in accordance with their signed annexation agreements. If the City is not able to obtain these funds, the developer shall pay the difference. Un-annexed parcels that are in the basin will pay a proportion in accordance with their use at the time of annexation. These parcels may utilize the quality and quantity of the pond for their developments. The cost sharing shall not exceed the available funds in the unscheduled development item of the Stormwater fund. The Owner shall provide the City with a basin exhibit that delineates contributing areas by parcel and acreage, a preliminary cost estimate for the regional pond facility to determine each contributing property's proportional share.

City – Contributing areas of 46th St, Central Ave, 3rd Ave S, and other Right of Ways - # AC

Great Falls Housing Authority – Contributing areas of this parcel per their signed annexation agreement - #AC

Central Ave Condos – Contributing areas of this development per their signed annexation agreement - # AC

Holy Spirit Church – Contributing areas of this development per their signed annexation agreement - # AC

Meadowview Village – Contributing areas of this development and the remainder to be reimbursed when remainder tracts annex. - # AC

13.2 Un-Annexed Parcels to the West. The parcel west of 46th Street which adjoins the improvements installed by the Owner shall pay their proportional share for roadway improvements to 46th 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.

46th Street LLC

By: _____

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

BASIS OF DECISION – ANNEXATION

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 for decision on 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.

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 sewer services are required of 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.

FINDINGS OF FACT – ZONING MAP AMENDMENT

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 for decision on zoning map amendments is listed in Official Code of the City of Great Falls § 17.16.40.030 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The amendment is consistent with and furthers the intent of the City's growth policy.

The proposed 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.

2. The amendment is consistent with and furthers adopted 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 amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.

The subject property is not located within any adopted plan or sub-area planning areas.

4. The code with the amendment is internally consistent.

The proposed Planned Unit Development (PUD) is internally consistent. There are existing subdivisions to the west that contain a mix of housing types. The proposed development shall be consistent with applicable codes.

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

There are no existing public health, safety, or welfare issues that have been identified for the subject property. The zoning assignment 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. The subject property is not within a wildland fire hazard area, or exposed to the presence of other known hazards.

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

Completion of the full project proposal, contingent on rezoning, will have a beneficial financial impact for the City due to the creation of 163 additional single-family lots for property taxes to be assessed on. There is adequate staffing to administer and enforce the amendment.

FINDINGS OF FACT – 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 for decision on 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);
2. 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 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 46th 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.

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 46th 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: 46th Street North abuts the property on the west, and is sub-standard in width. Central Avenue intersects with 46th Street North at a “T” intersection, with 46th Street North being the through street. A short segment of 1st 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 46th Street South, along the property to the south. 1st Avenue Southwest has sidewalks on its south side. There are no sidewalks abutting the subject property; on the east side of 46th 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 46th Street are classified as Collector roadways. 46th Street South serves as an important connection between 2nd Avenue North and 3rd 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 2nd Avenue North. A Collector is typically a low to moderate capacity two-lane roadway.

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

Central Avenue has curb and gutter on the north side, but not the south side, and appears to be standard width pavement. 46th 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 3rd Avenue South (a Collector). Stormwater conveyance in the 46th Street right-of-way appear to be undefined.

Existing Traffic Volumes: The only regularly counted traffic volume count location in the area is on 46th 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, 11th 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, 11th Ed.).

Private Roadway Access: The developer has proposed two private roadways driveway onto 46th 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 46th Street; south on 46th 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 2nd 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 46th Street to the south; and, 40% on 46th to the north.

TABLE 1

STREET SEGMENT	DAILY VOLUME (DATE)	PROJECTED GROWTH	PROJECTED DAILY VOLUME	PEAK HOUR VOLUME	PROJECTED GROWTH	PROJECTED PEAK HOUR VOLUME
46 th Ave S (just south of Central)	1,921 (2022)	349	2,270	177	32	209
46 th 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

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 46th Street.

Transit: The proposed development is approximately 725 feet from a Great Falls Transit route on 3rd Avenue South via 46th Street or 52nd Street, and 635 feet from its entrance to the route on 44th Street via Central Avenue. 44th 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.

Recommendations/Conclusions: 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.

46th Street Improvements: Upgrades to 46th 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 46th 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.

1st Avenue South Pedestrian Connection: Due to the nearness of Chief Joseph Elementary School and the 3rd Avenue South transit route, a convenient, direct and safe ADA compliant pedestrian access to the existing sidewalk network at 1st Avenue South/52nd 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 46th Street, no vehicle access onto the local roadways of 1st Avenue South/52nd Street South is recommended.

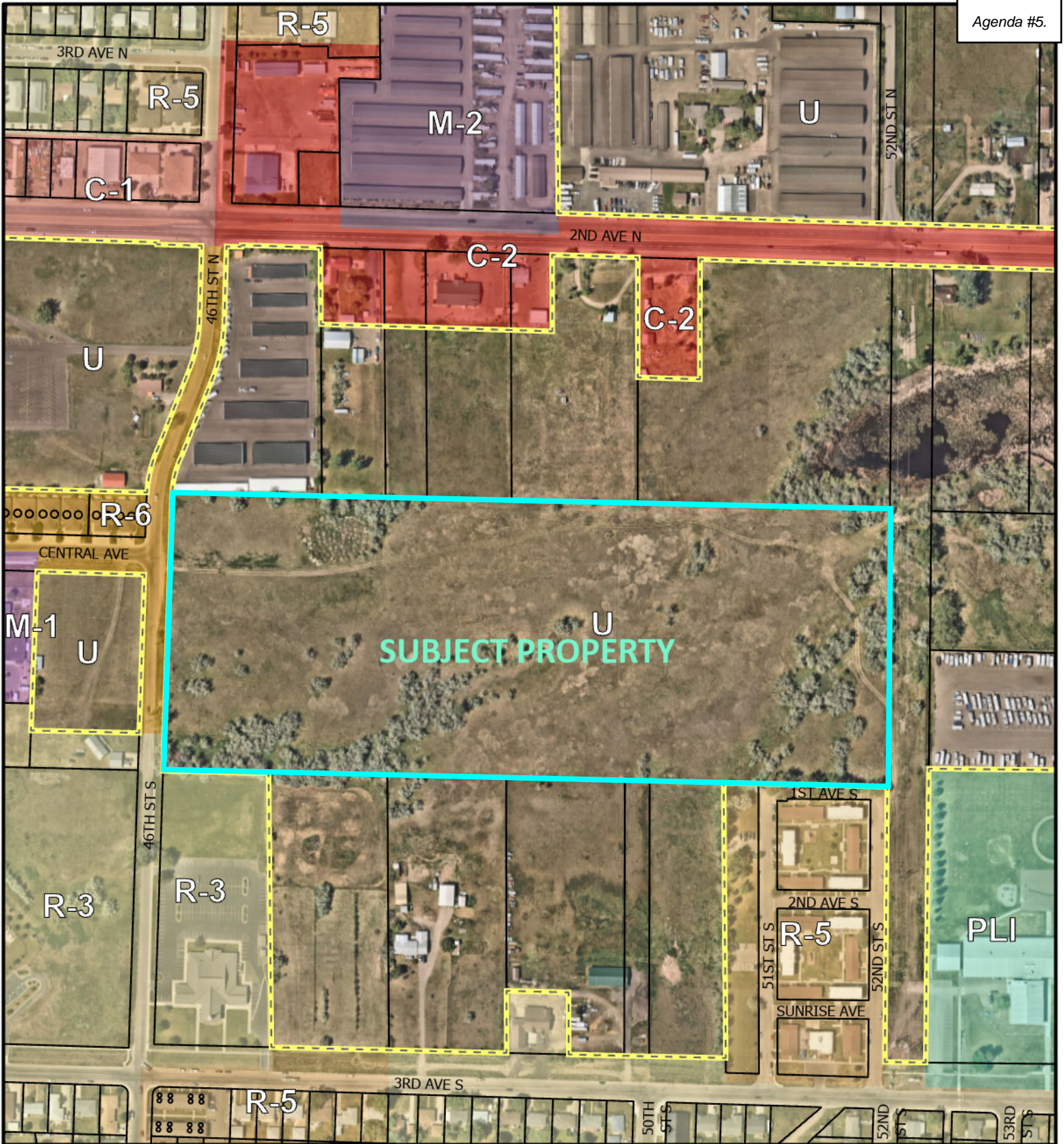
Internal streets and alleys: The proposed new private streets should be stop controlled at 46th Street. Internal stop control at the alleys should be considered but is not required. Sidewalk should be provided on at least one side, if not both sides, of the main internal streets. Safe pedestrian access 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.

Miscellaneous: 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 46th 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.



Location Map



Lots 8-10, 13-15
of Beebe Tracts

--- City Limit

▭ Parcels



MEADOWVIEW VILLAGE

A 163 lot Residential Subdivision in Great Falls, Montana

Land Use Submittal Report

<u>Revision</u>	<u>Date</u>
Land Use Submittal	02/17/2025
Land Use Resubmittal 1	04/03/2025
Land Use Resubmittal 2	04/16/2025

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

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- Appendix H – Additional Site Drawings and Renderings
- Appendix I – Homeowners Association Documents (TBD)

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 29th, 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.

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.

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

LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025



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

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8430 • WWW.GREATFALLSMT.NET

LAND USE APPLICATION

Meadowview Village

Name of Project (if applicable):

Central Ave/46th St South

Project Address:

Upslope Group LLC

Applicant/Owner Name:

PO Box 16054

Mailing Address:

406-201-1259

Info@UpslopeGroup.com

Phone:

Email:

Woith Engineering - Robby Osowski and Spencer Woith

Representative Name:

406-205-1761

robert@woitheng.com

Phone:

Email:

- Annexation: \$3,000 + \$150/acre**
- Preliminary Plat, Major: \$4,000 + \$100/lot**
- Final Plat, Major: \$2,000 + \$50/lot**
- Minor Subdivision: \$3,000**
- Zoning Map Amendment: \$4,000**
- Conditional Use Permit: \$3,000**
- Planned Unit Development: \$4,000**
- Amended Plat, Non-administrative: \$3,000**

LEGAL DESCRIPTION:

Beebe Lots 8-10 & 13-15

Lot/Block/Subdivision:

Section 09/Township 20 N/Range 04 E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

Suburban Resid. - 1

PUD

Current:

Proposed:

LAND USE (CONDITIONAL USE ONLY):

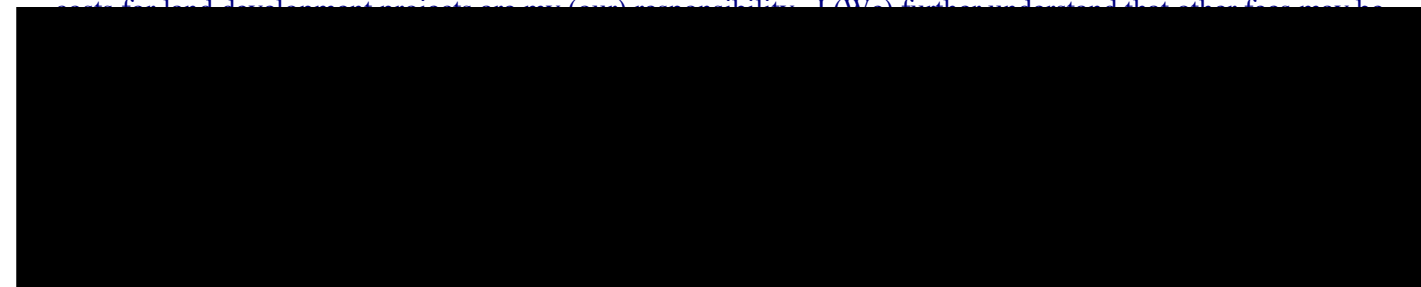
Vacant

Single Family

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development are the responsibility of the applicant. I (We) further understand that the fee amount



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

Completeness Checklist		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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

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	Plat shall include all applicable items per Title 17 - Appendix A :			
	▪ 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Name of owners, adjoining platted subdivision names, and adjoining COS numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ North arrow, scale and description of monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Legal description of boundary perimeters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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 acreage of all lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ The location, dimensions and areas of all parks, common areas, and all other grounds dedicated for public use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Date of survey and purpose statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Show all phases if project is phased	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plans and Supplemental Information See Engineering Checklist items at end of packet	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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Conceptual Plans for Public Infrastructure	<input type="checkbox"/>		<input type="checkbox"/>	
▪ Preliminary Soils/Geotechnical Information	<input type="checkbox"/>		<input type="checkbox"/>	
▪ Estimated Water and Wastewater Demands/Discharge	<input type="checkbox"/>		<input type="checkbox"/>	
▪ Preliminary Drainage Plan(s)	<input type="checkbox"/>		<input type="checkbox"/>	
▪ Any Special Funding Proposal for Public Infrastructure	<input type="checkbox"/>		<input type="checkbox"/>	
▪ Preliminary Easements	<input type="checkbox"/>		<input type="checkbox"/>	
Table 2 - Final Plat and Minor Subdivision Checklist		Req.	App.	Staff
General Plat Requirements	Plat shall include all applicable items per Title 17 - Appendix A and the Cascade County Clerk and Recorder Checklist:			
	▪ 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Name of owners, adjoining platted subdivision names, and adjoining COS numbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ North arrow, scale and description of monuments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Legal description of boundary perimeters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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 acreage of all lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ The location, dimensions and areas of all parks, common areas, and all other grounds dedicated for public use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Date of survey and purpose statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ The signature and seal of the registered land surveyor responsible for the survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

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

Table 2 - Final Plat and Minor Subdivision Checklist (cont.)		Req.	App.	Staff
Signatures and Certifications (continued)	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:			
	▪ Certification by the governing body that the final subdivision plat is approved, such certification shall include the acceptance of any dedicated land and improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Certification by the applicable Planning Board that it has examined the subdivision plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Signature of the landowner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Certification of the County Treasurer that all real property taxes and special assessments levied on the land to be subdivided have been paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans and Supplemental Information	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):			
	▪ Final Plans and Specifications, including applicable sanitary sewer, storm drainage/grading, street, water and traffic control facilities,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Final Storm Drainage/Water Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Final Sanitary Sewer and Water Design Reports (Reports shall be prepared by in accordance with MDEQ requirements and standards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All other required Design Reports (i.e., traffic generation, geotechnical, pavement and roadway design)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Wastewater Industrial Pretreatment Survey for all developments except for projects containing only single or multi-family residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Original executed Easements for Public Infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

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

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

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:

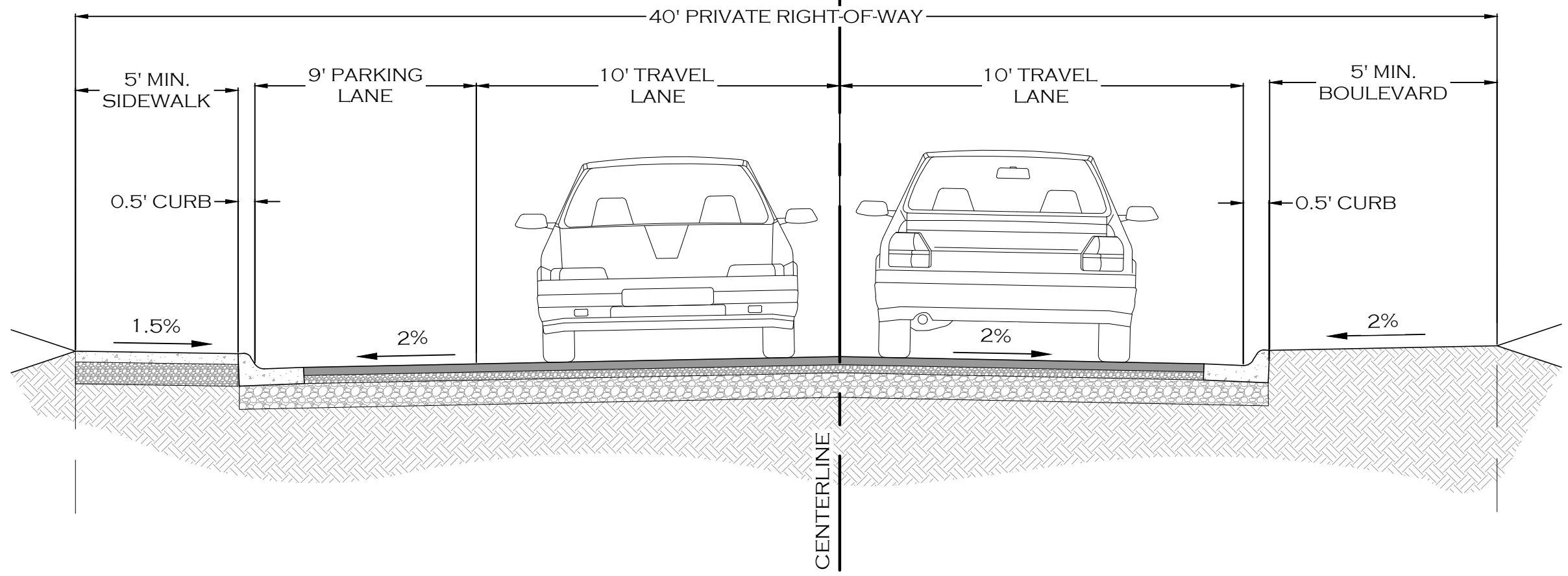
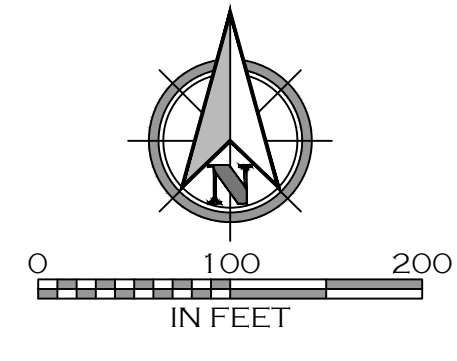
- Storm design report must demonstrate how design scope would meet the City's MS4 stormwater quality requirements
- Preliminary site map and narrative on how active construction stormwater pollution prevention plan (SWPPP) would be carried out

LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025



APPENDIX B

Master Site and Phasing Plan



PRELIMINARY - NOT FOR CONSTRUCTION

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025

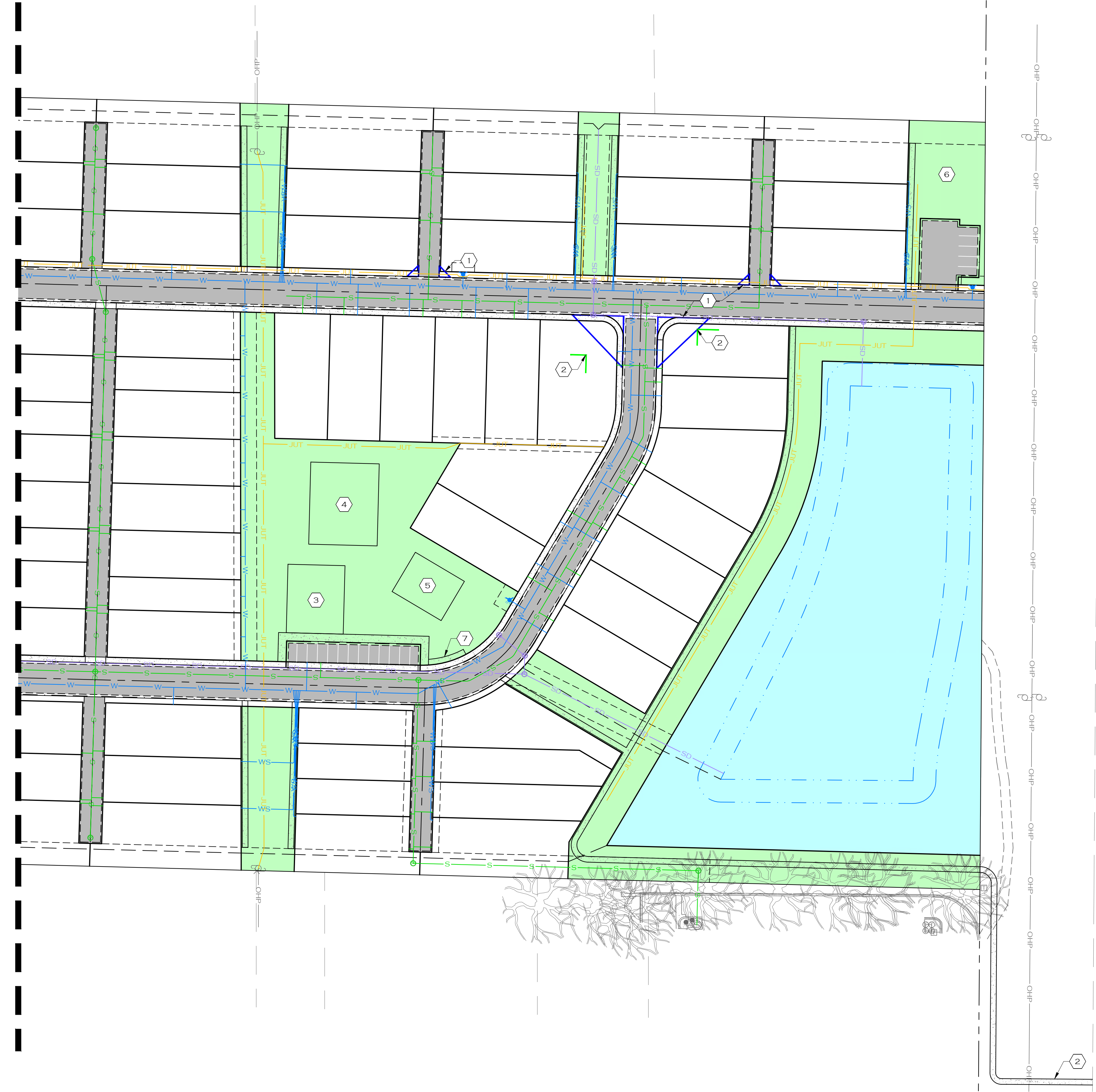
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GREAT FALLS MONTANA
 MEADOWVIEW VILLAGE
 SITE LAYOUT OVERALL LAND USE SUBMITTAL

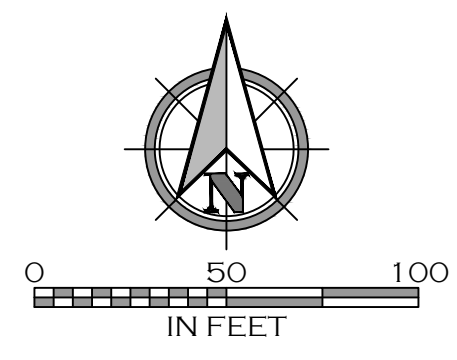
EX-A

MATCHLINE
SITE EXHIBIT WEST



- KEY NOTES**
- ① CLEAR VISION TRIANGLE (45' x 45') OR (10' x 10')
 - ② BUILDING CORNER PER LOT LAYOUT
 - ③ CLUBHOUSE
 - ④ PRICKLE BALL COURT BUILDING
 - ⑤ PLAYGROUND
 - ⑥ DOG PARK
 - ⑦ MAILBOXES
 - ⑧ SCHOOL DISTRICT TRAIL CONNECTION

PRELIMINARY - NOT FOR CONSTRUCTION



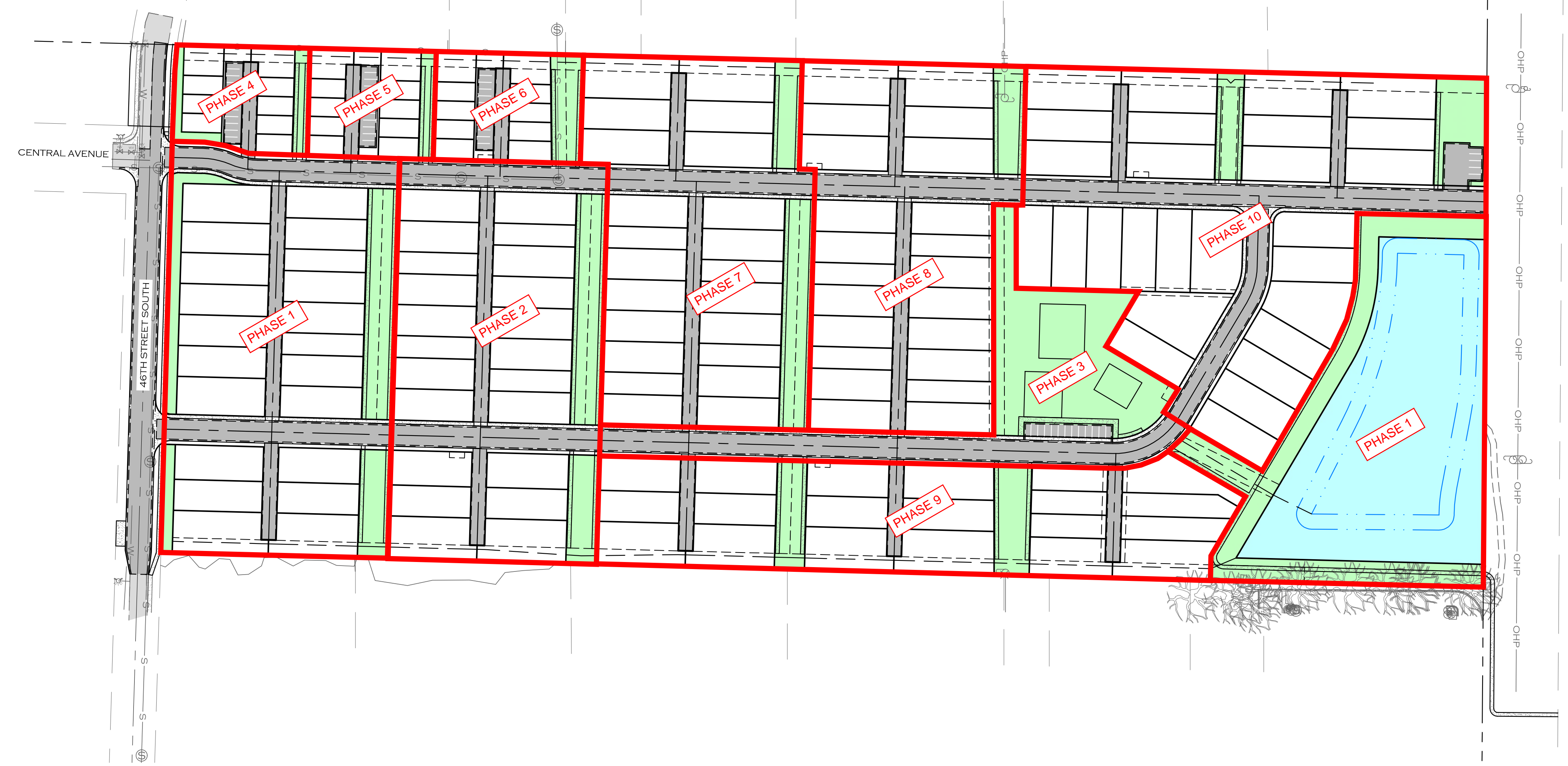
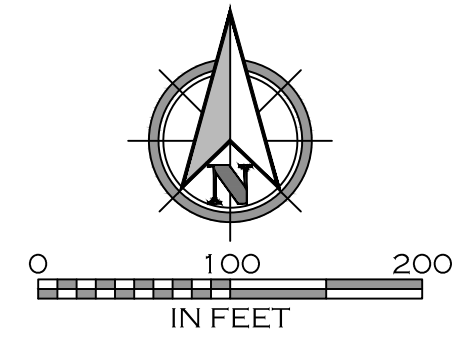
JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025

#	DESCRIPTION	DATE

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GREAT FALLS MONTANA
 MEADOWVIEW VILLAGE
 SITE LAYOUT EAST LAND USE SUBMITTAL

EX-A



PRELIMINARY - NOT FOR CONSTRUCTION

GREAT FALLS MONTANA
MEADOWVIEW VILLAGE
SITE LAYOUT OVERALL LAND USE SUBMITTAL

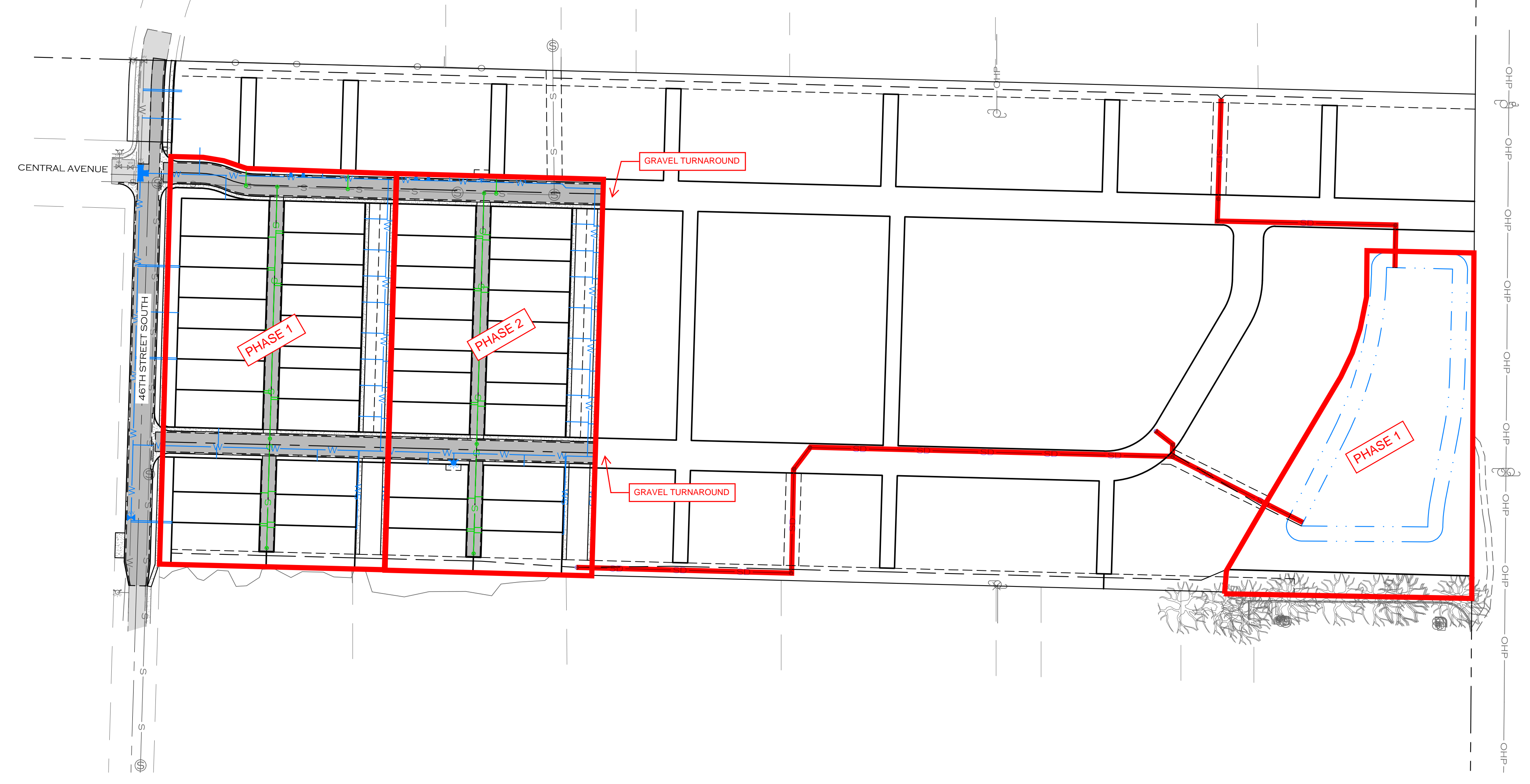
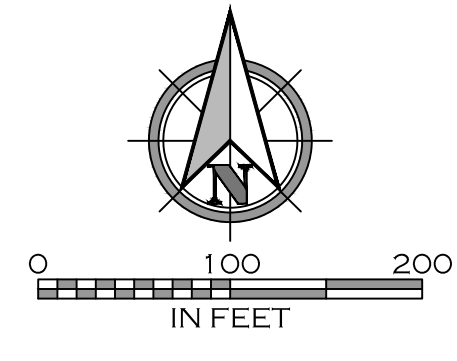
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DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025

EX-A



PRELIMINARY - NOT FOR CONSTRUCTION

EX-A

GREAT FALLS

MEADOWVIEW VILLAGE

MONTANA

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#	DESCRIPTION	DATE

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025

LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025



APPENDIX C

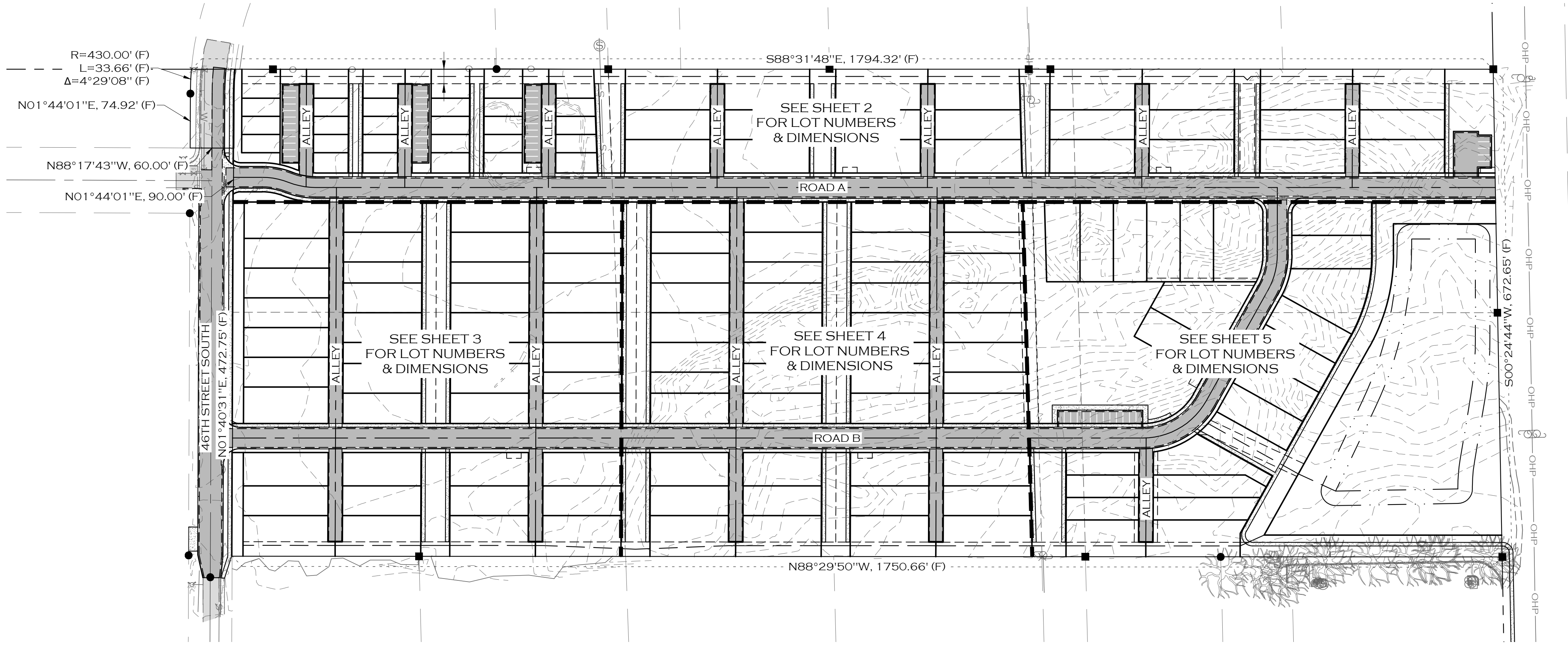
Preliminary Plat

PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED

SURVEY COMMISSIONED BY
UPSLOPE GROUP

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



LEGEND

	SECTION LINE
	EXTERIOR SUBDIVISION BOUNDARY
	OLD LOT BOUNDARY
	ADJOINING PARCEL BOUNDARY
	INTERIOR LOT BOUNDARY PER THIS PLAT
	EASEMENT PER THIS PLAT
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND REBAR
	EXISTING ASPHALT
	EXISTING DIRT ROAD
	EXISTING GRAVEL
	EXISTING CURB
	EXISTING ROAD CENTERLINE
	EXISTING TRAIL
	EXISTING SIGN POST
	EXISTING CONCRETE/SIDEWALK
	EXISTING DITCH
	EXISTING SWAMP
	EXISTING FILL PILES
	EXISTING LANDSCAPING
	EXISTING BARB WIRE FENCE
	EXISTING CHAINLINK FENCE
	EXISTING GATE POST
	EXISTING BOLLARD
	EXISTING OVERHEAD POWER
	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 MAIN
	EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING DECIDUOUS TREE
	PROPOSED BUILDING
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED ASPHALT
	PROPOSED SIDEWALK/CONCRETE
	PROPOSED POND

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**
- 1) 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)
 - 3) 20' STORM DRAINAGE EASEMENT PER THIS PLAT
 - 4) 6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
 - 5) 20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
 - 6) 10' PUBLIC UTILITY EASEMENT PER THIS PLAT
 - 7) 20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
 - 8) 20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

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.

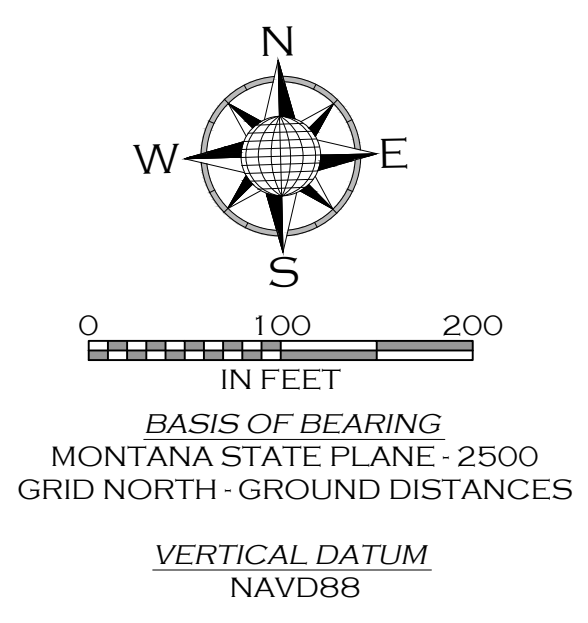
- NOTES**
1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND 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.

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

PRELIMINARY

MONTANA
 MICHAEL D. SHAYLOR, PLS
 MONTANA REGISTRATION NO. 19110LS

DATE _____

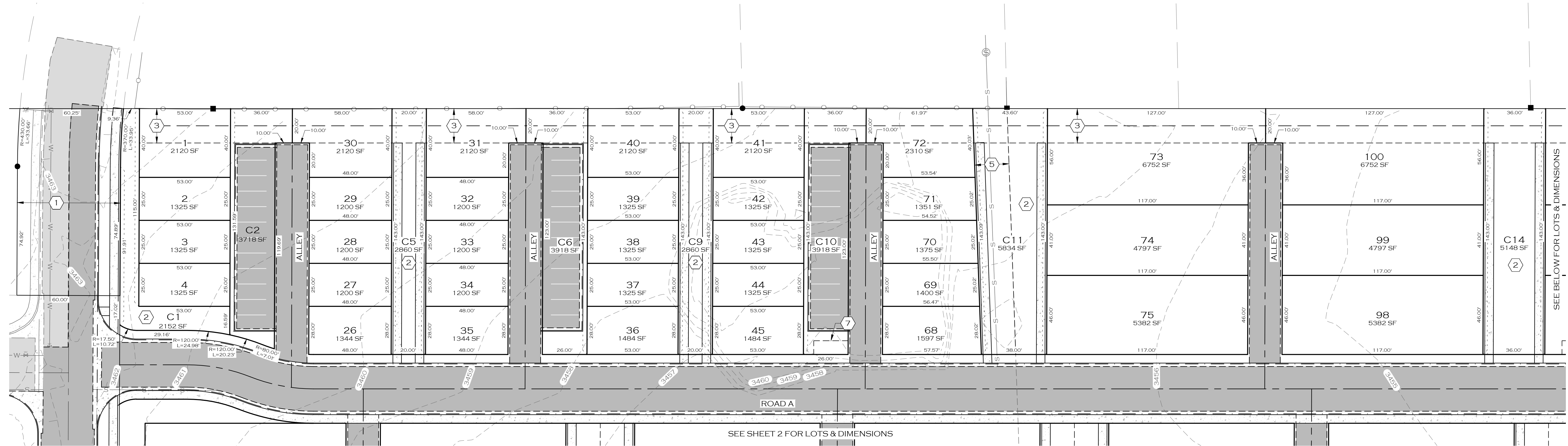


	WOITH ENGINEERING, INC.				PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET 1 OF 5
	ENGINEERS & SURVEYORS				
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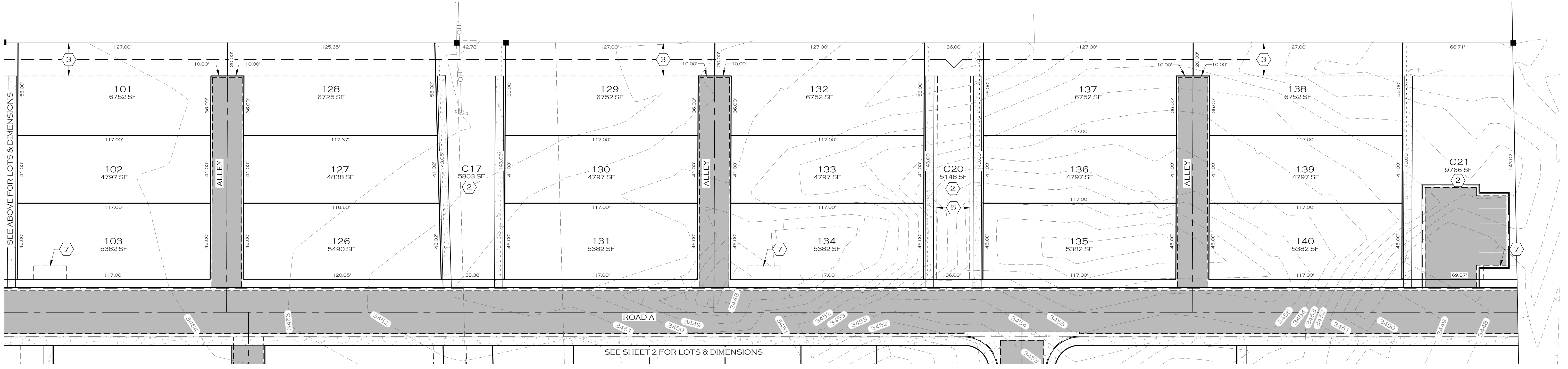
PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

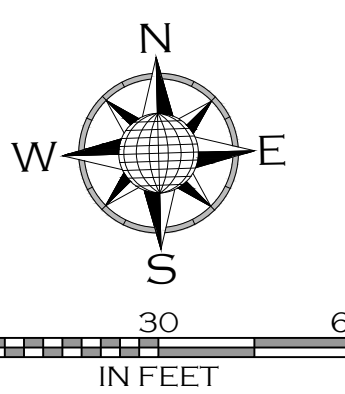
A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA



SEE SHEET 2 FOR LOTS & DIMENSIONS



SEE SHEET 2 FOR LOTS & DIMENSIONS



BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES

VERTICAL DATUM
NAVD88

KEY NOTES

- ① 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)
- ③ 20' STORM DRAINAGE EASEMENT PER THIS PLAT
- ④ 6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
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- 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 ENCLUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

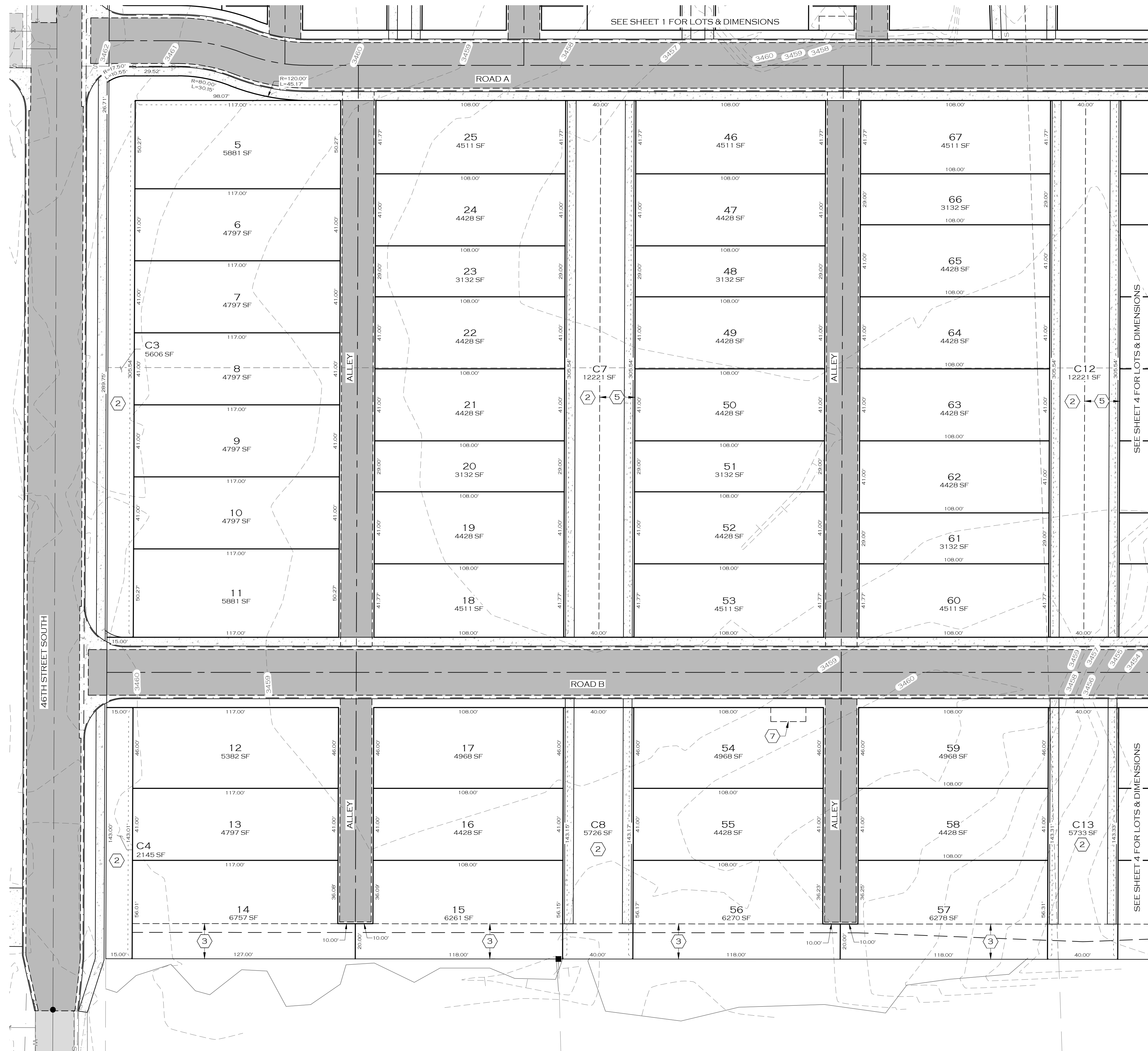
<p>WOTH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3800 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-8565 WWW.WOTHENG.COM</p>	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET 2 OF 5
		9	20 N	4 E	

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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

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

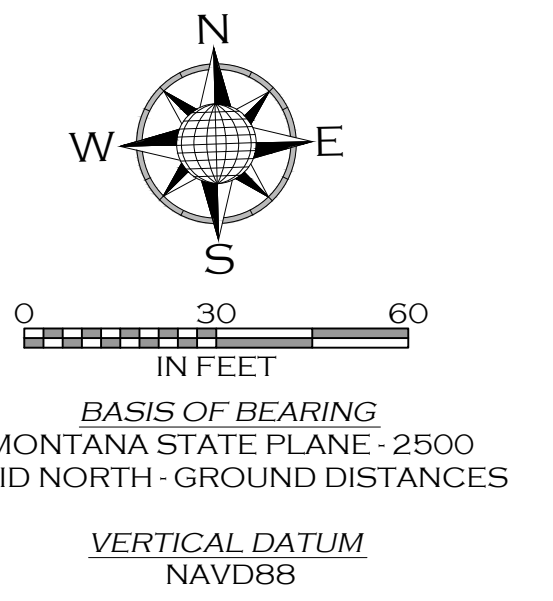


KEY NOTES

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		9	20 N	4 E	

PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
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A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

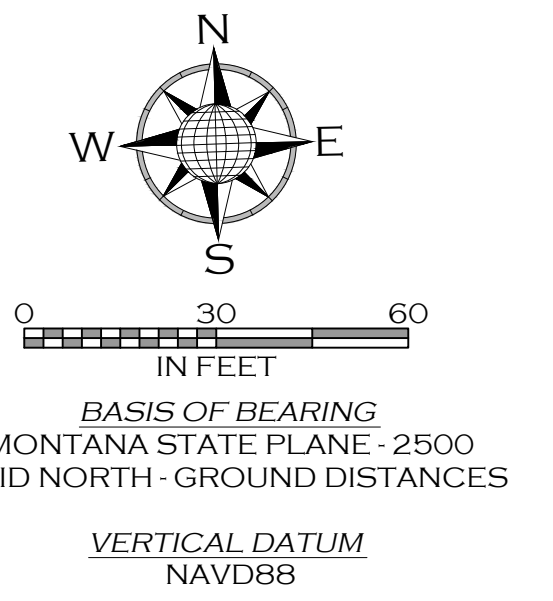


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- 5. ROAD A, ROAD B, AND THE ALLEYS ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

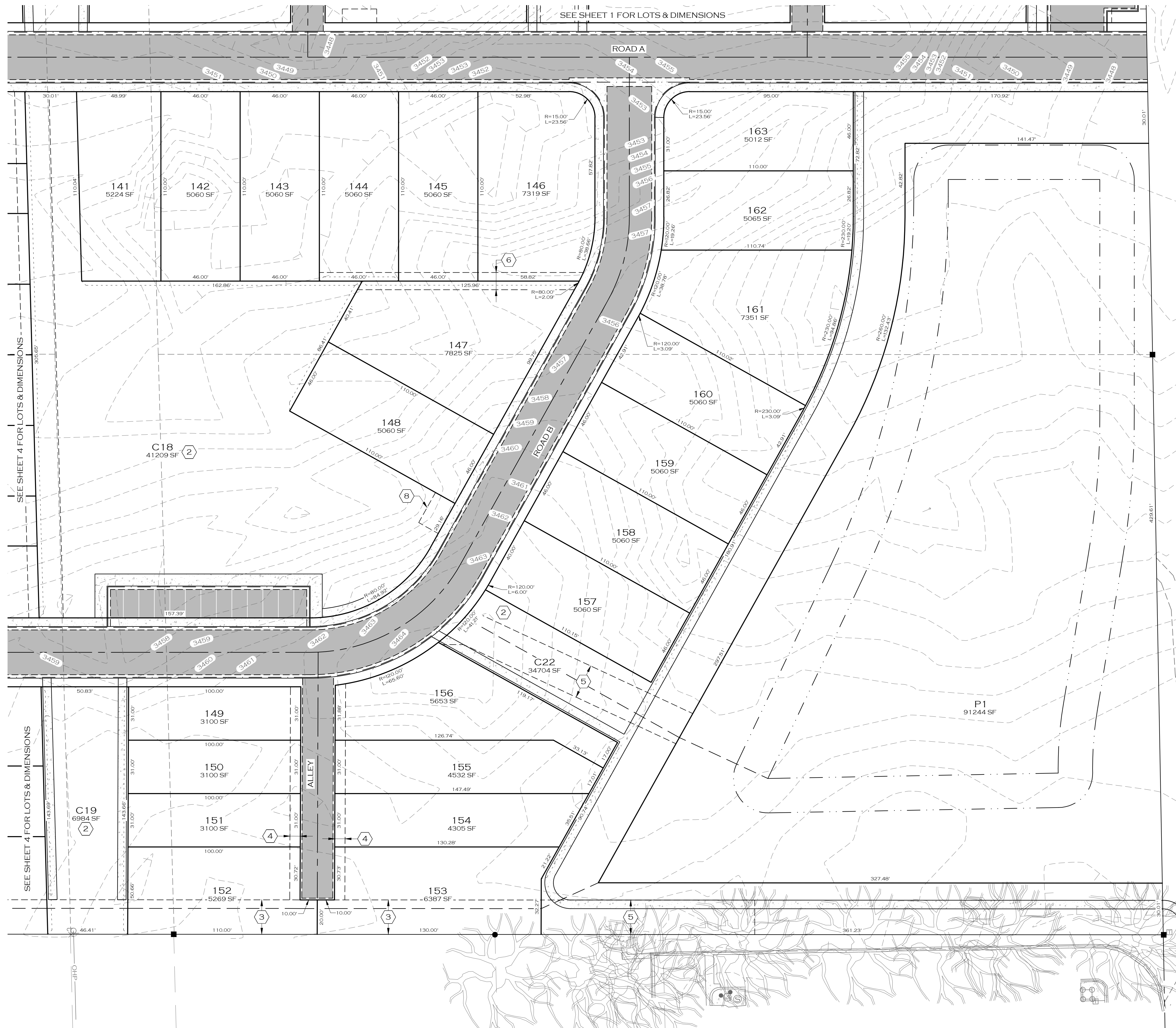


<p>405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3800 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 WWW.WOTHENG.COM</p> <p>PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET 4 OF 5</p>	1/4	SECTION	TOWNSHIP	RANGE	<p>9</p> <p>20 N</p> <p>4 E</p>
	<p>9</p>	<p>20 N</p>	<p>4 E</p>		

PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

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

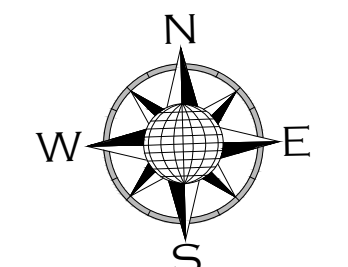


KEY NOTES

- ① 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)
- ③ 20' STORM DRAINAGE EASEMENT PER THIS PLAT
- ④ 6' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑤ 20' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑥ 10' PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑦ 20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑧ 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.



0 30 60
IN FEET
BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES
VERTICAL DATUM
NAVD88

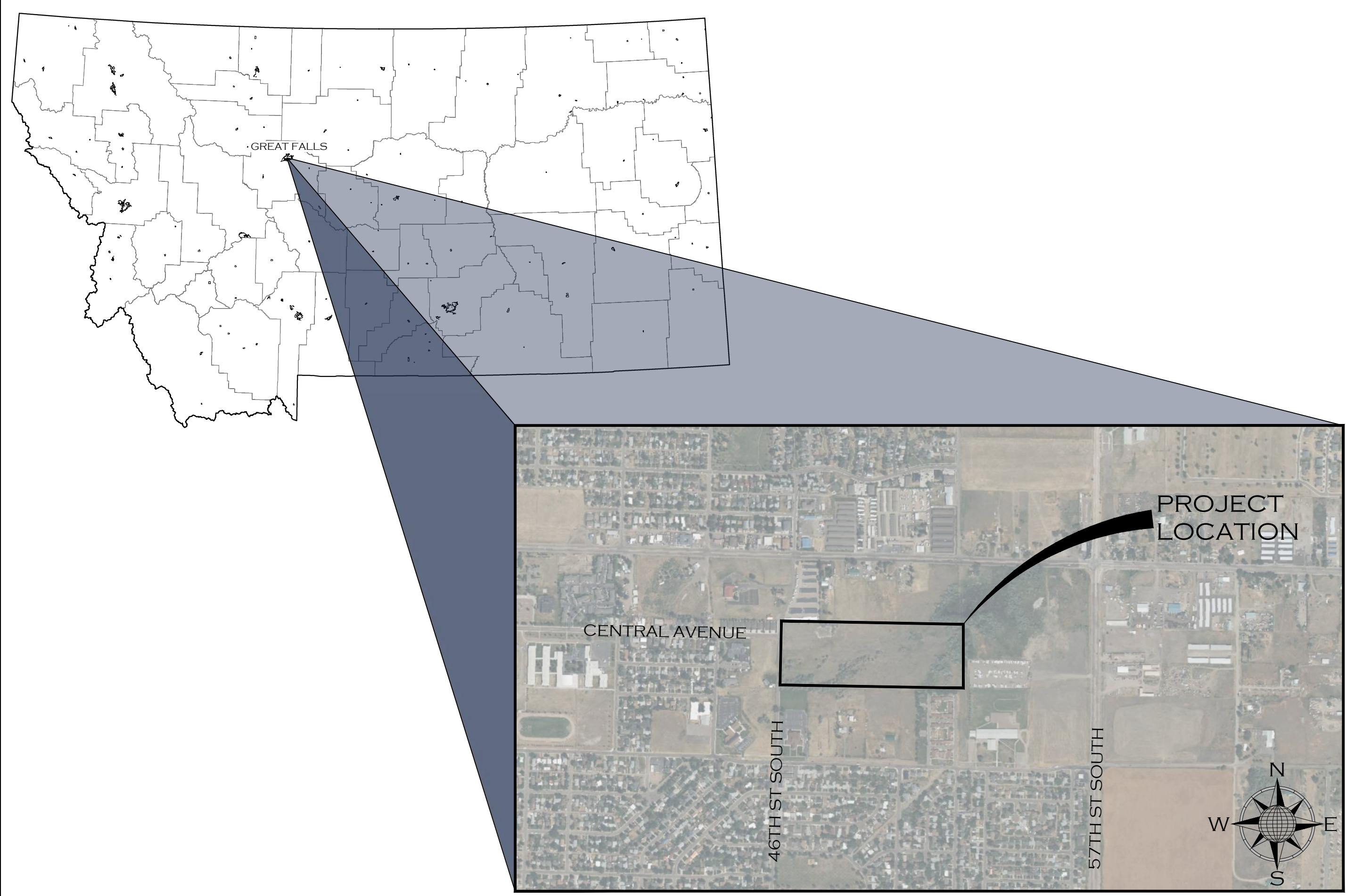
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	<p>9</p> <p>20 N</p> <p>4 E</p>	9	20 N	4 E	

LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025

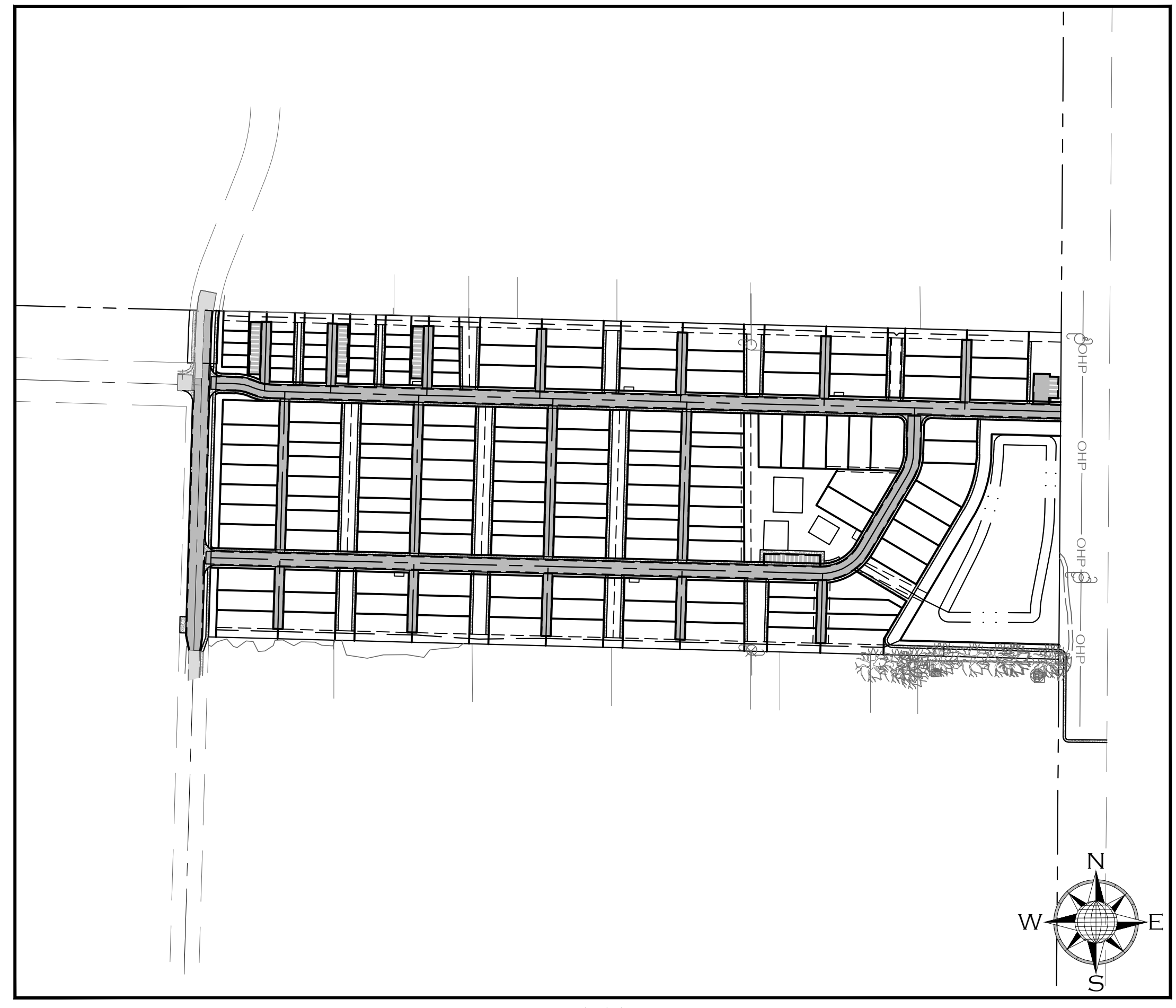


APPENDIX D

Conceptual Civil Plans



VICINITY MAP
NOT TO SCALE

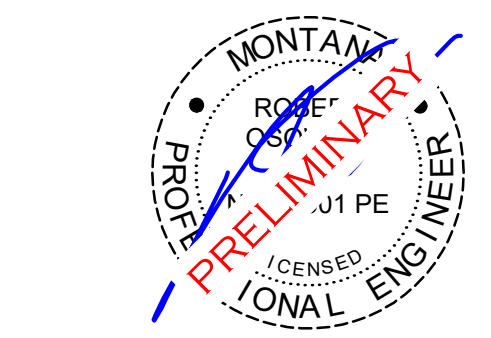


PROJECT MAP
NOT TO SCALE

30% CONCEPTUAL CONSTRUCTION PLANS FOR MEADOWVIEW VILLAGE GREAT FALLS, MONTANA

APRIL 2025

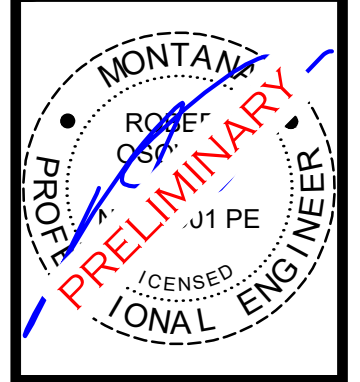
APPROVED BY:



ROBBY OSOWSKI, PE

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	POND OVERALL
C4.4	SEWER D PLAN AND PROFILE		

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



#	DESCRIPTION	DATE

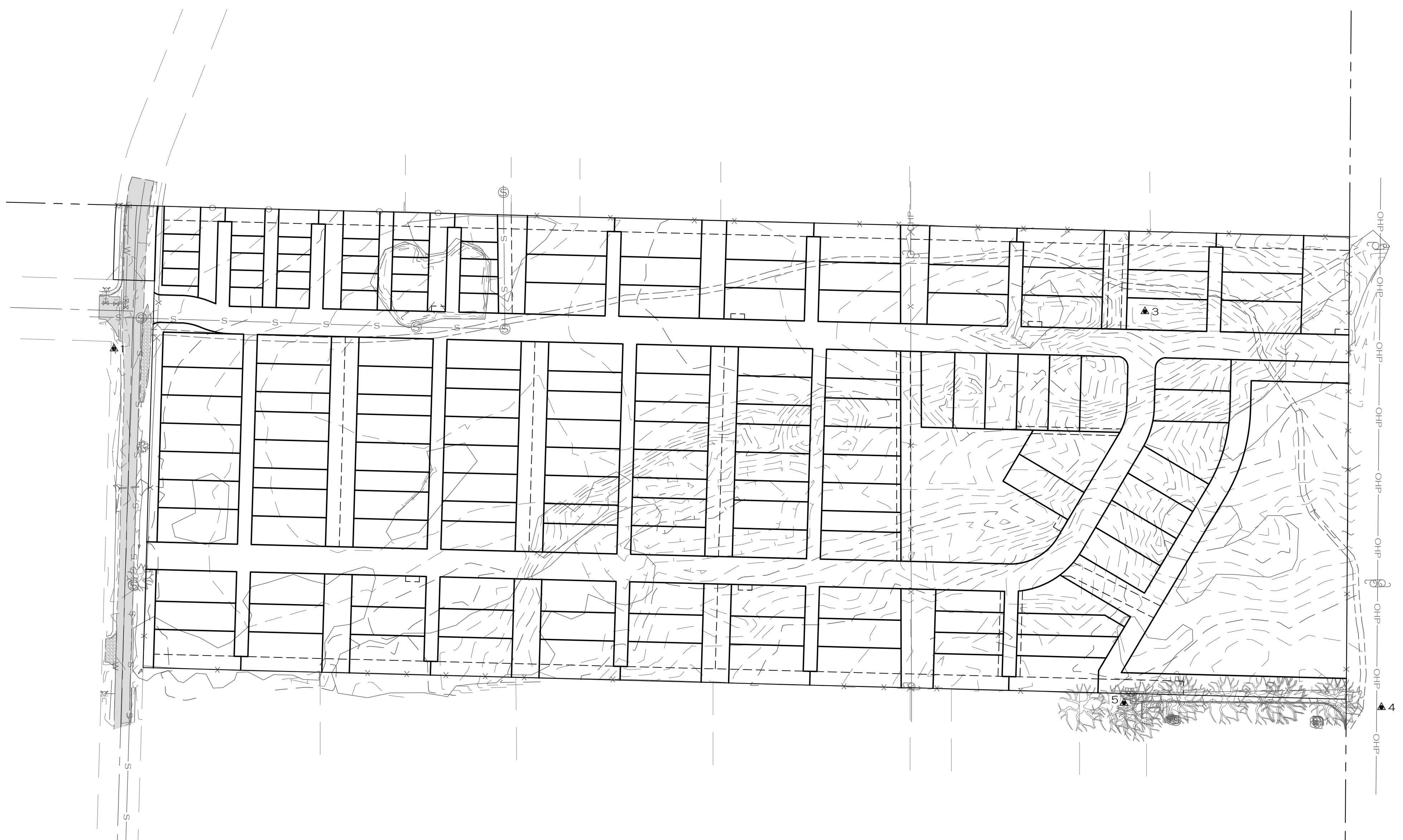
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	COVER

CO.0



COLOR VERIFICATION
 ELEMENTS ON THIS SHEET ARE
 INTENDED TO BE IN COLOR. IF
 PROPERLY REPRODUCED, RED, GREEN
 AND BLUE WILL BE VISIBLE.



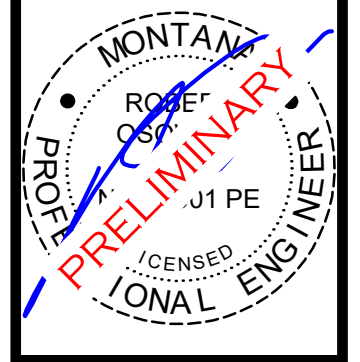
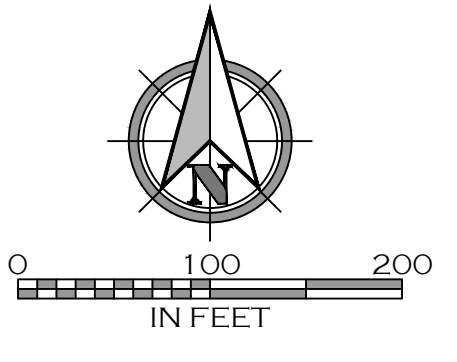
LEGEND

- SECTION LINE
- LOT BOUNDARY/EXTERIOR SUBJECT PARCEL BOUNDARY
- ADJOINING PARCEL BOUNDARY
- EXISTING EASEMENT AS DESCRIBED
- EXISTING RIGHT-OF-WAY
- FOUND 3/8" REBAR OR AS NOTED
- FOUND 2" IRON PIPE OR AS NOTED

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1191270.75	1541615.32	3463.24	OPC
2	1190046.96	1543221.69	3473.28	NAIL
3	1191324.91	1543114.86	3459.34	OPC
4	1190749.08	1543458.87	3462.06	NAIL
5	1190755.43	1543084.38	3461.17	NAIL

- NOTES**
- FIELD SURVEY COMPLETED JUNE 20, 2024.
 - HORIZONTAL COORDINATES ARE GROUND DISTANCES. INTERNATIONAL FEET PROJECTED FROM MONTANA STATE PLANE COORDINATES ORIGIN POINT 1 WITH A COMBINED SCALE FACTOR OF 1.000734384288.
 - VERTICAL COORDINATES ARE NAVD88, DERIVED FROM SURVEY GRADE RTK GPS EQUIPMENT.
 - MONTANA 811 UTILITY LOCATE TICKET #'S 24063851, 24063850, AND 24063849.



DATE	DESCRIPTION

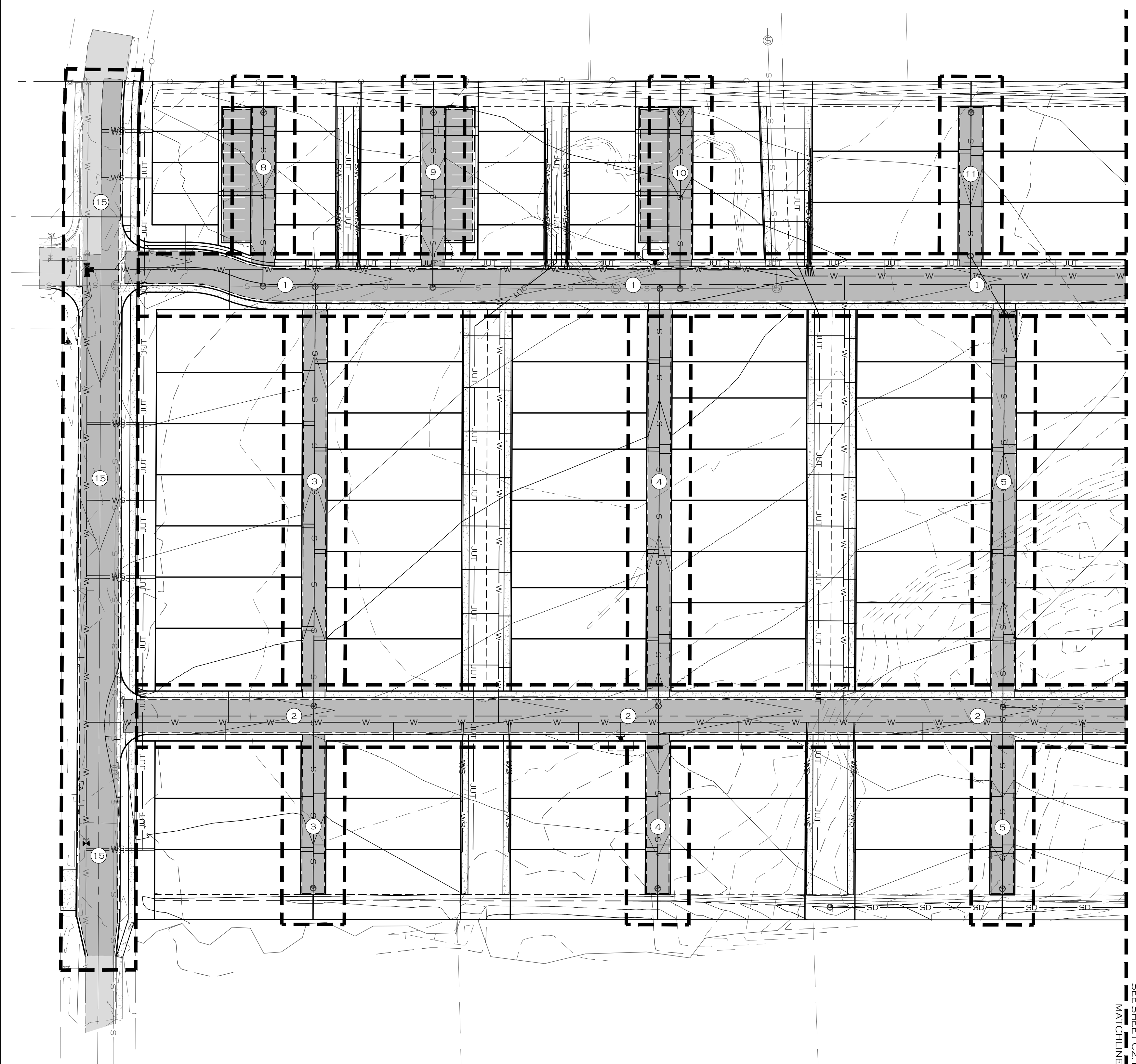
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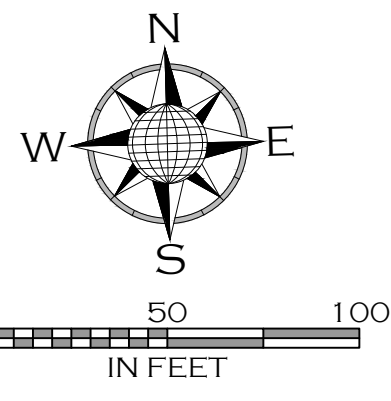
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
EXISTING CONDITIONS		

C1.0

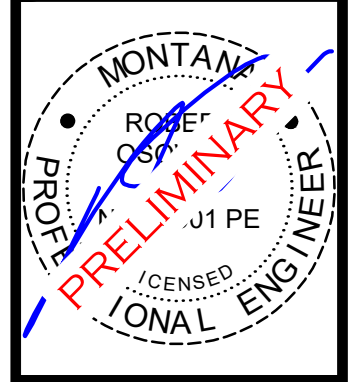


ROAD PLAN & PROFILE INDEX		
INDICATOR	ROAD NAME	PLAN SHEET(S)
①	ROAD A	C3.0 - C3.4
②	ROAD B	C3.5 - C3.9
③	ALLEY A	C3.10
④	ALLEY B	C3.11
⑤	ALLEY C	C3.12
⑥	ALLEY D	C3.13
⑦	ALLEY E	C3.14
⑧	ALLEY F	C3.15
⑨	ALLEY G	C3.16
⑩	ALLEY H	C3.17
⑪	ALLEY I	C3.18
⑫	ALLEY J	C3.19
⑬	ALLEY K	C3.20
⑭	ALLEY L	C3.21
⑮	46TH STREET	C3.22

SEE SHEET C2.1
MATCHLINE



COLOR VERIFICATION
ELEMENTS ON THIS SHEET ARE INTENDED TO BE IN COLOR. IF PROPERLY REPRODUCED, RED, GREEN AND BLUE WILL BE VISIBLE.



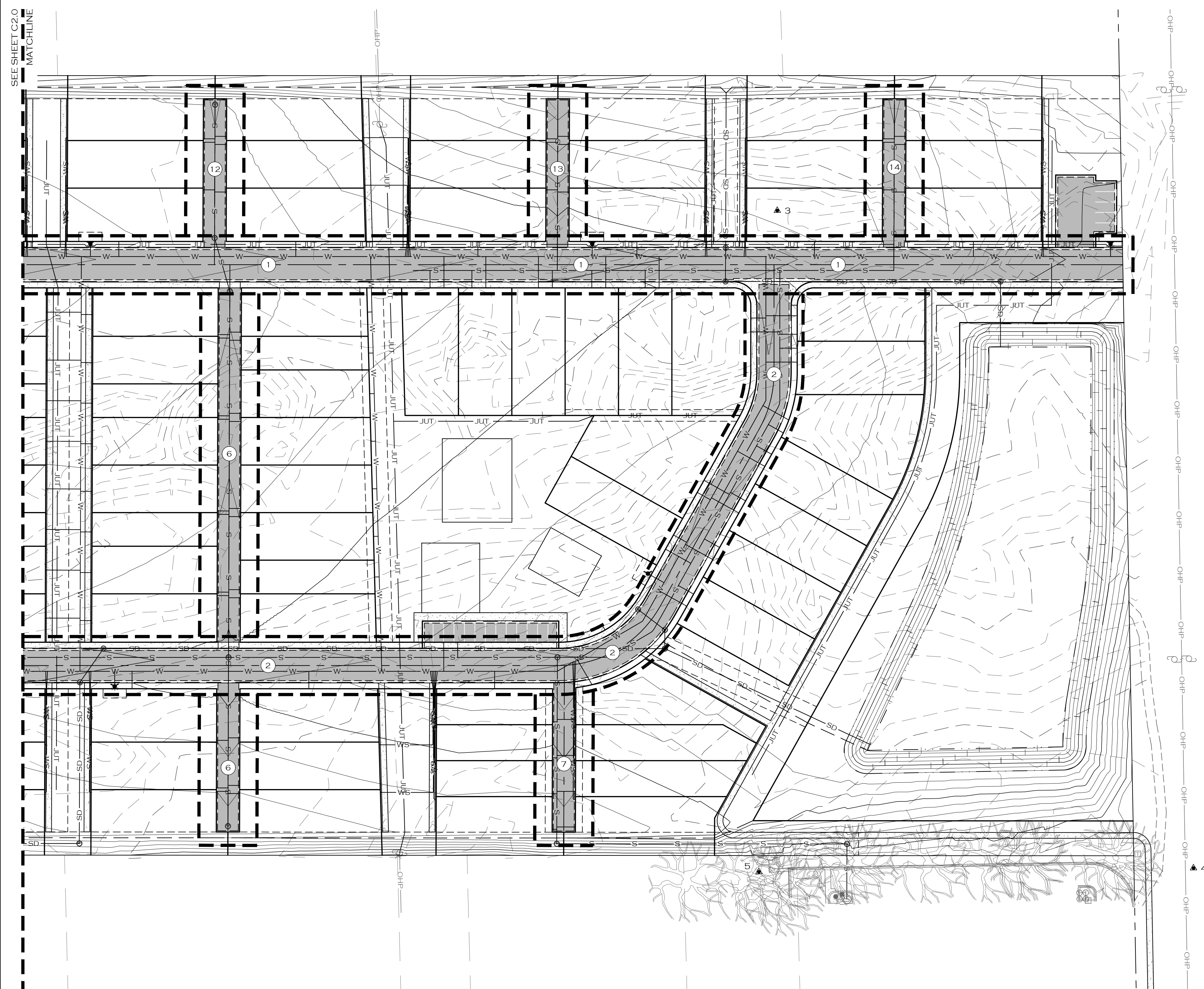
DATE	DESCRIPTION

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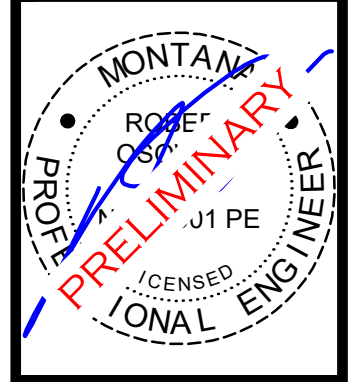
MEADOWVIEW VILLAGE
 GREAT FALLS
 MONTANA
 WEST GRADING PLAN

C2.0

PRELIMINARY - NOT FOR CONSTRUCTION



ROAD PLAN & PROFILE 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



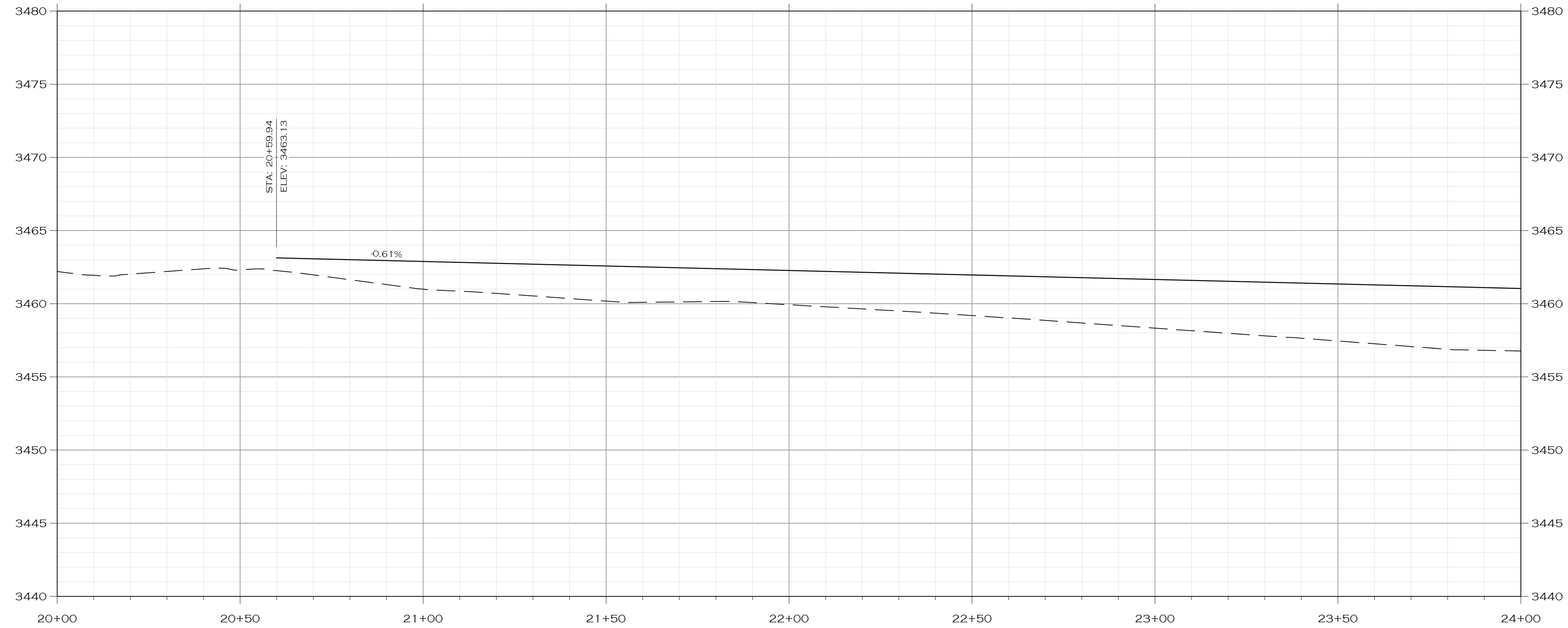
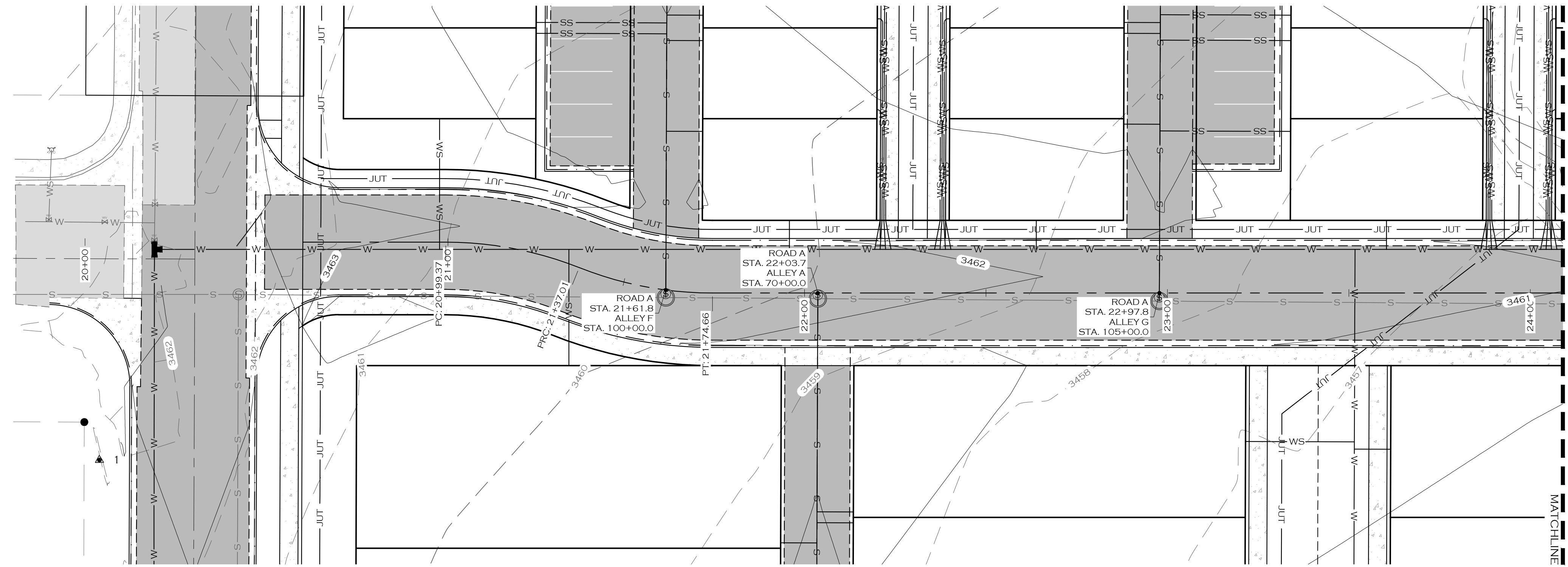
DATE	DESCRIPTION

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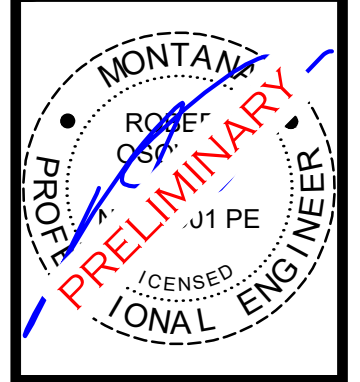
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GREAT FALLS	EAST GRADING PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION

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DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025



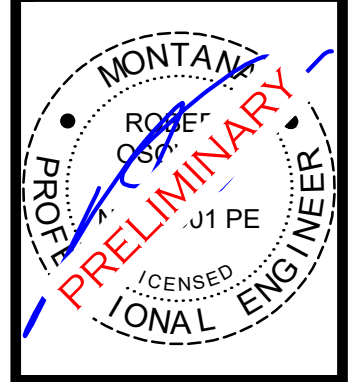
DATE	DESCRIPTION

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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
ROAD A PLAN & PROFILE STA. 20+00 TO 24+00		

C3.0

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



DATE	DESCRIPTION

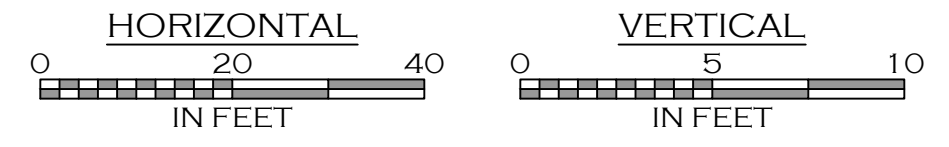
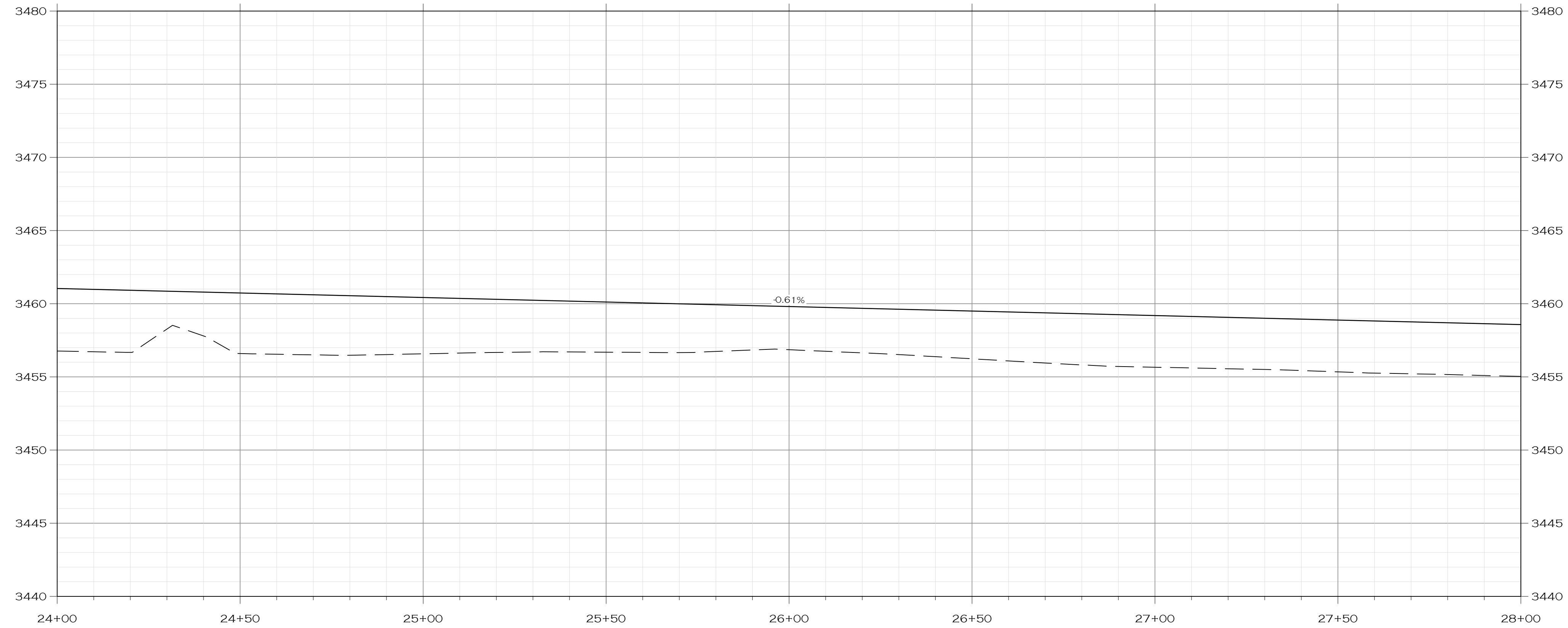
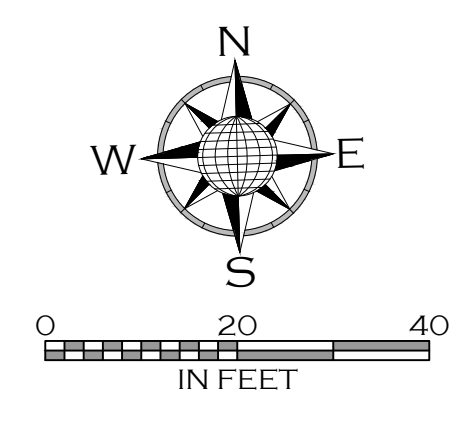
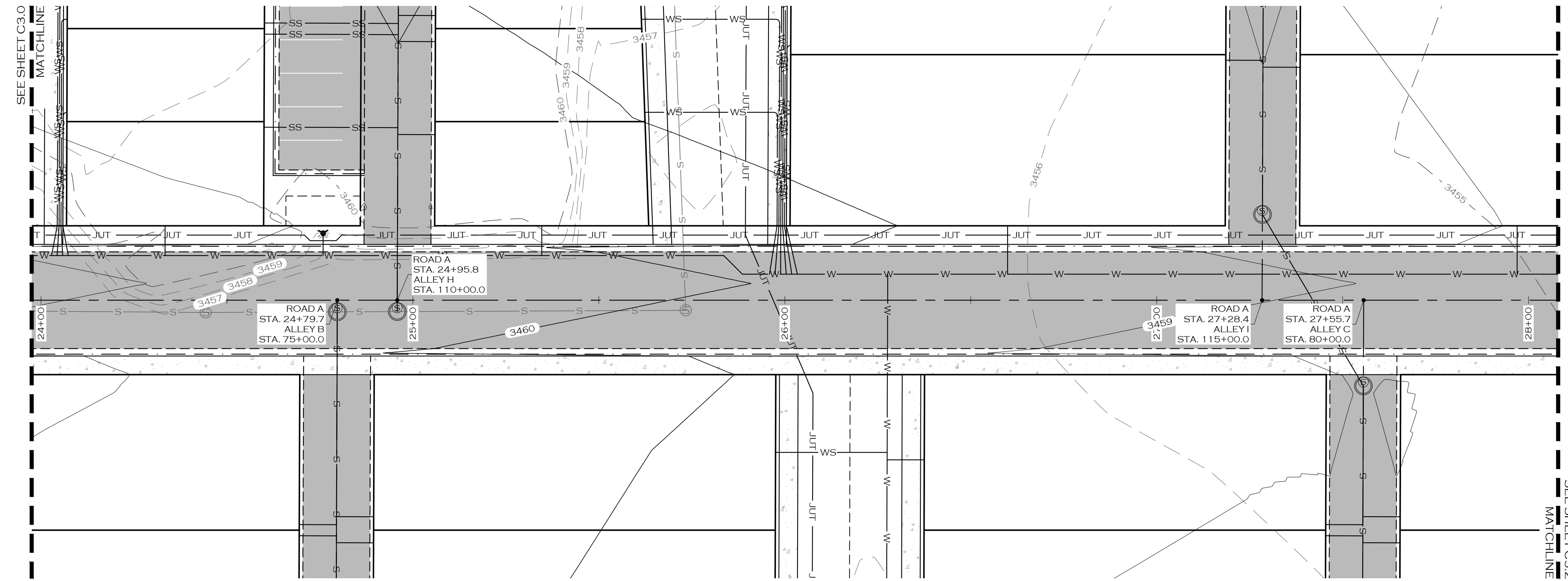
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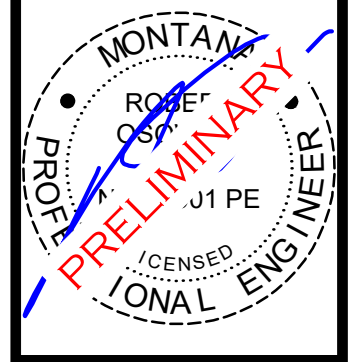
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ROAD A PLAN & PROFILE STA. 24+00 TO 28+00

C3.1

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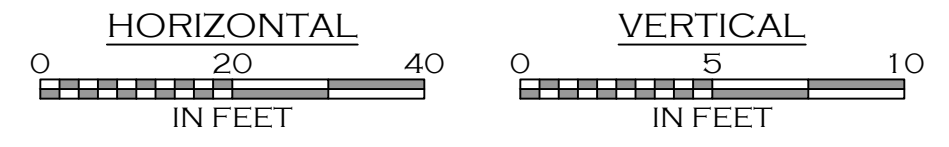
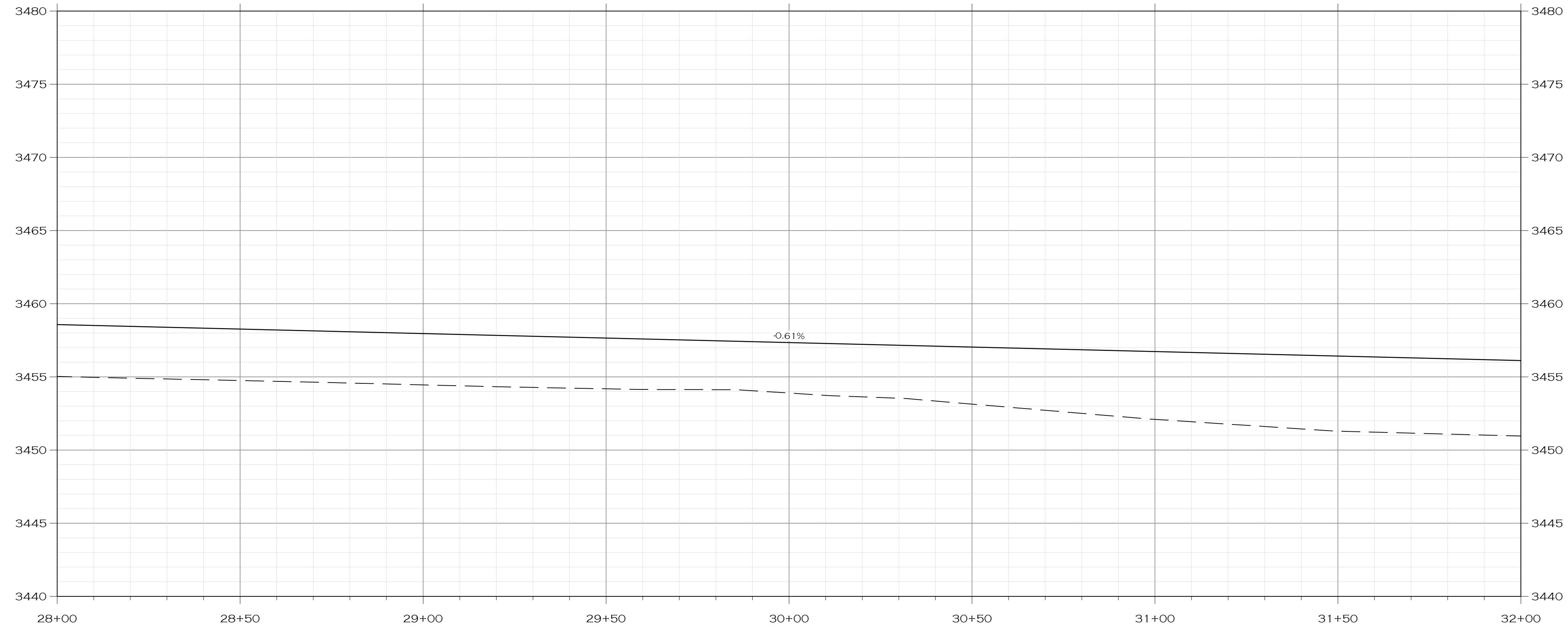
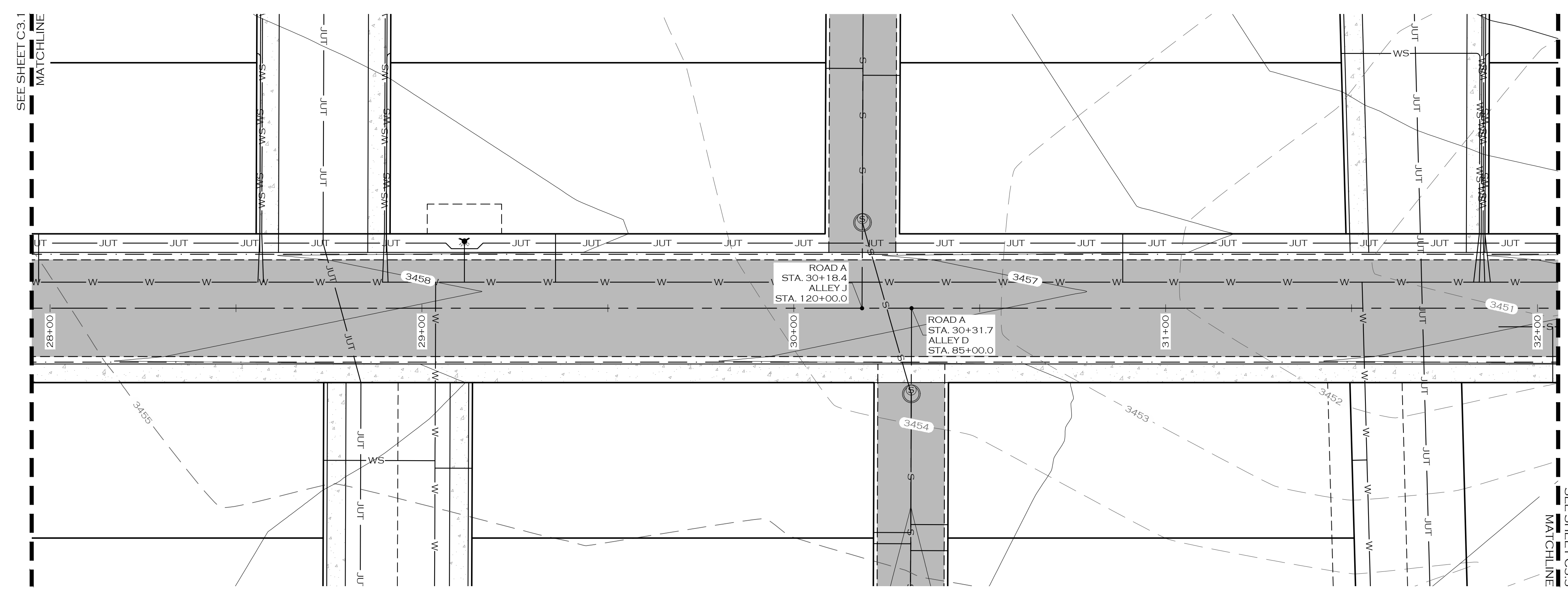
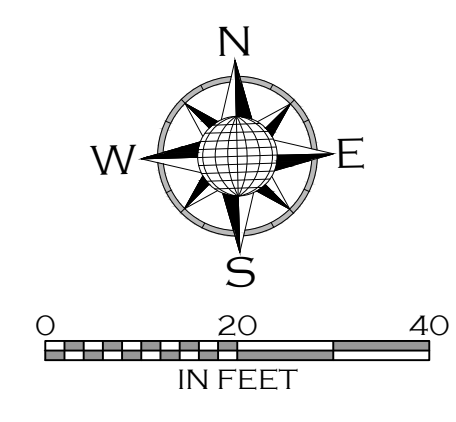
DATE	DESCRIPTION

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ENGINEERS & SURVEYORS
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ROAD A PLAN & PROFILE STA. 28+00 TO 32+00

C3.2

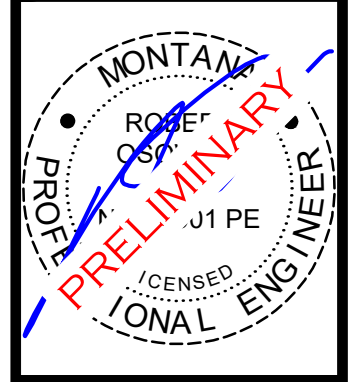
PRELIMINARY - NOT FOR CONSTRUCTION



SEE SHEET C3.1 MATCHLINE

SEE SHEET C3.3 MATCHLINE

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DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025

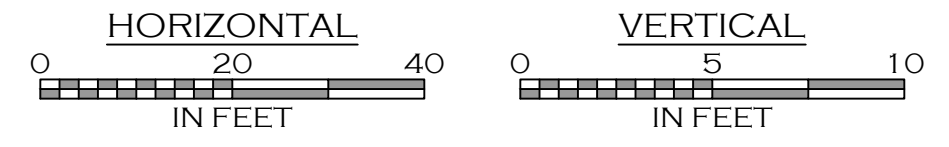
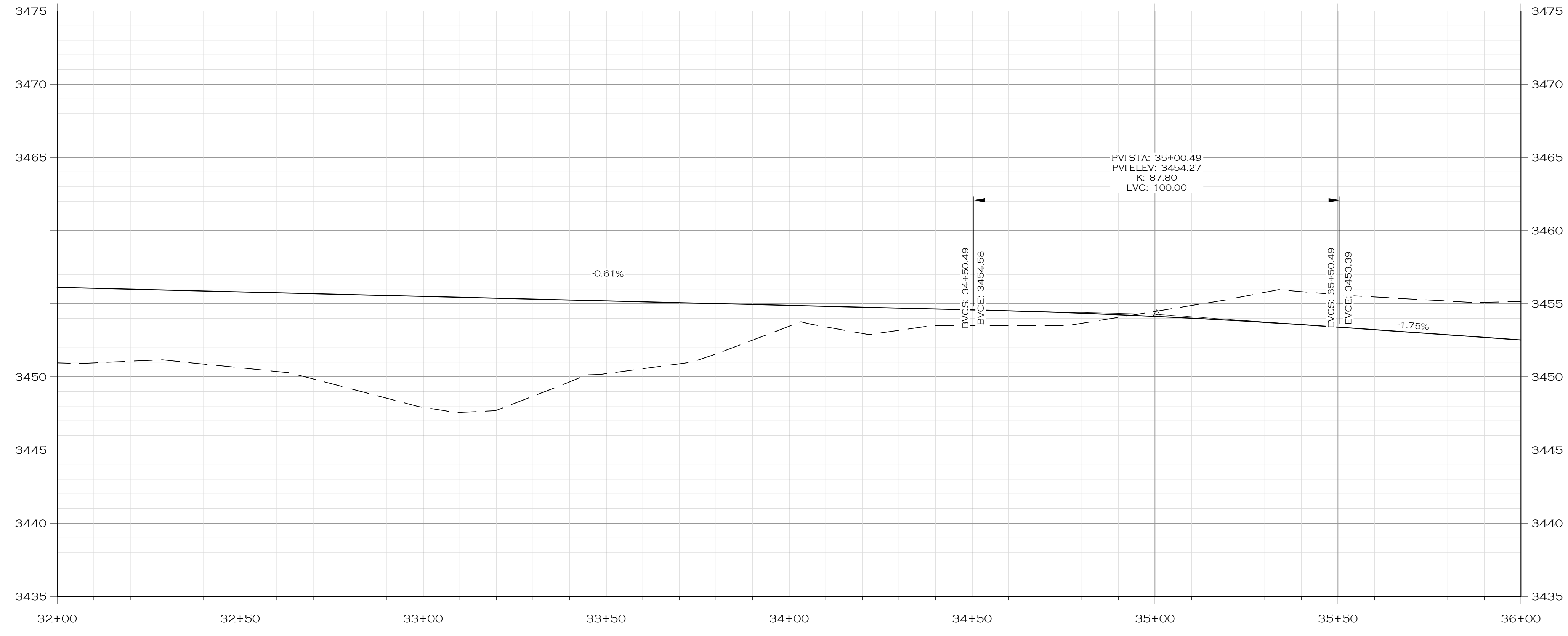
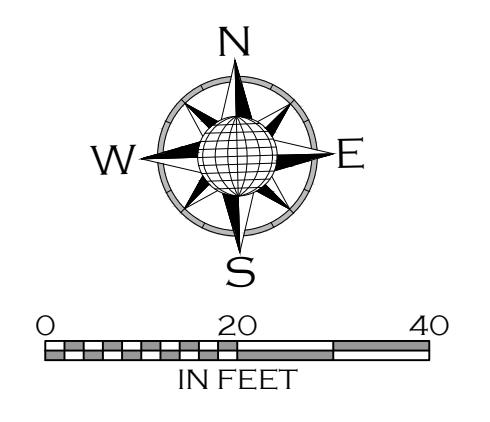
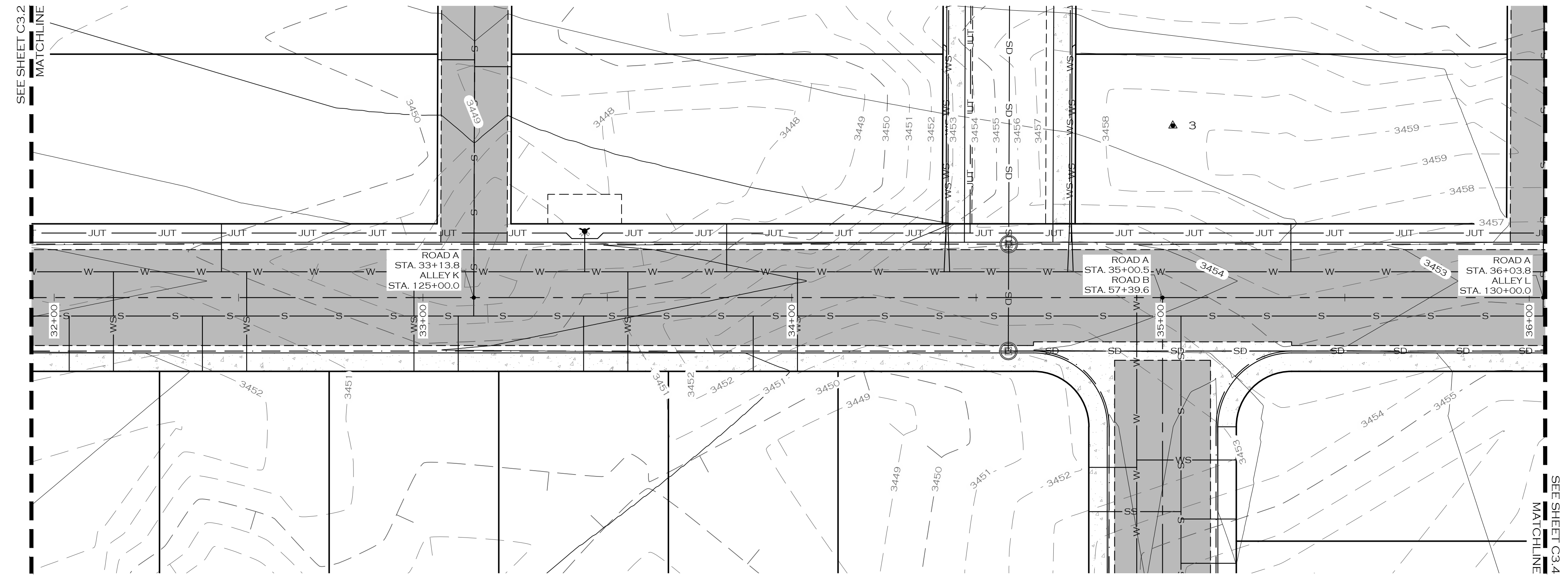


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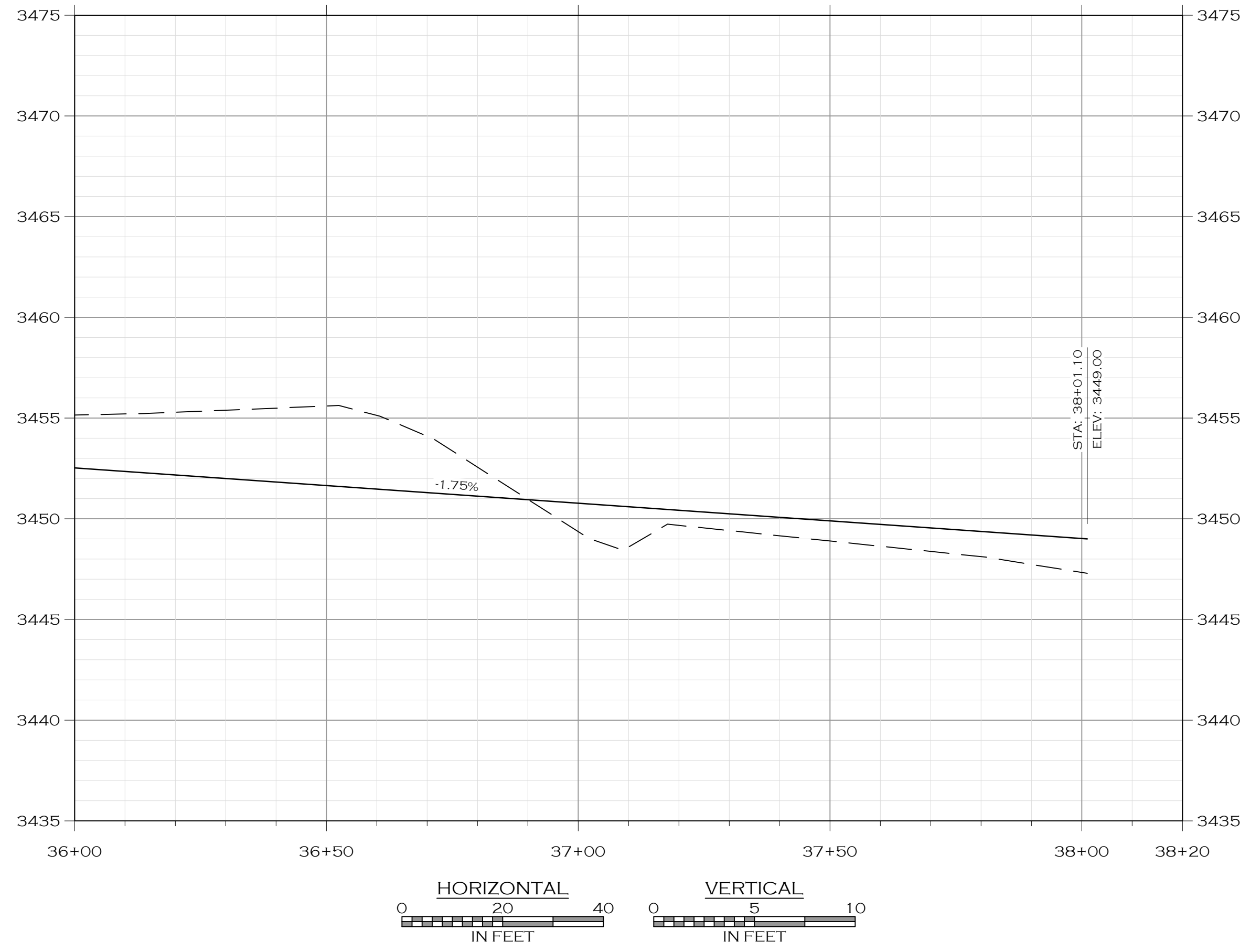
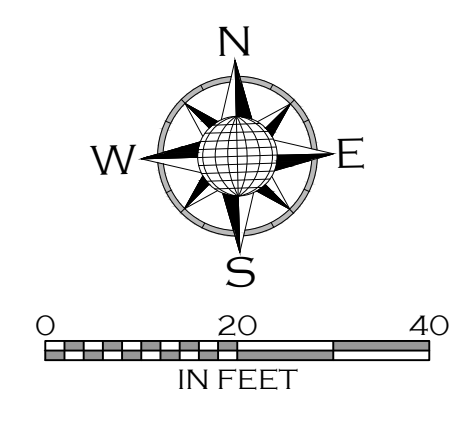
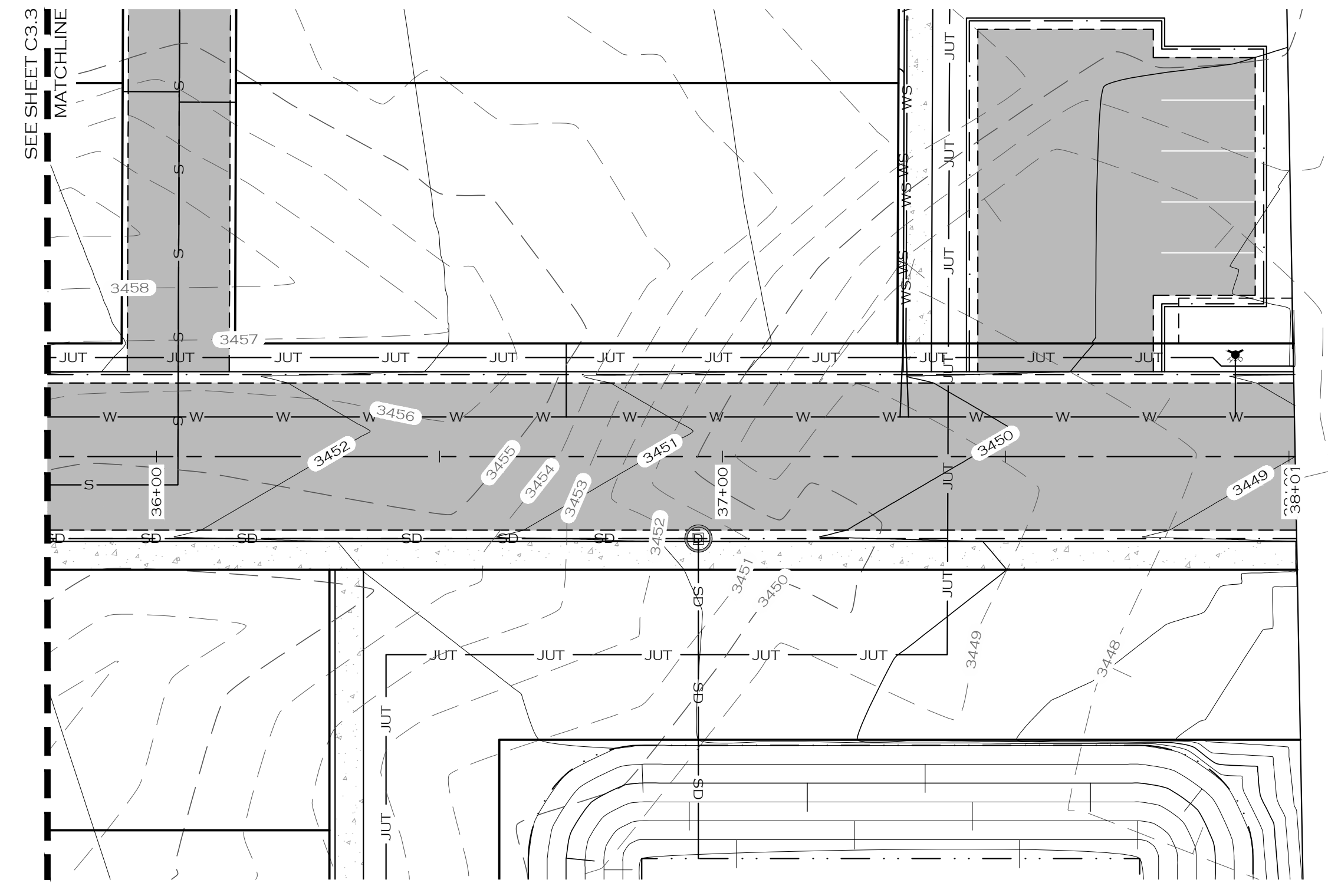
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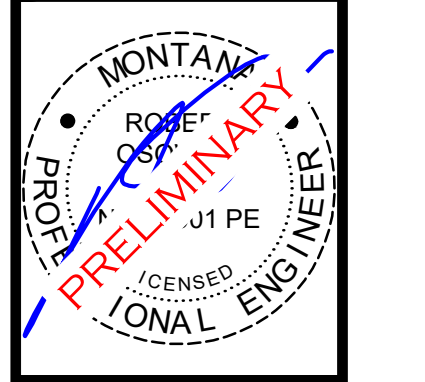
MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ROAD A PLAN & PROFILE STA. 32+00 TO 36+00



PRELIMINARY - NOT FOR CONSTRUCTION



JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



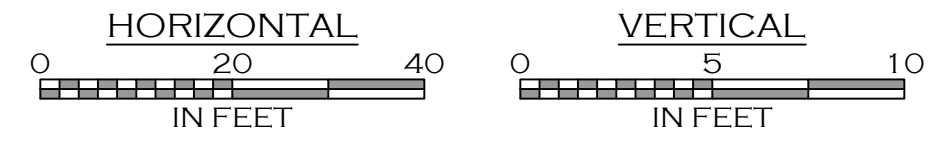
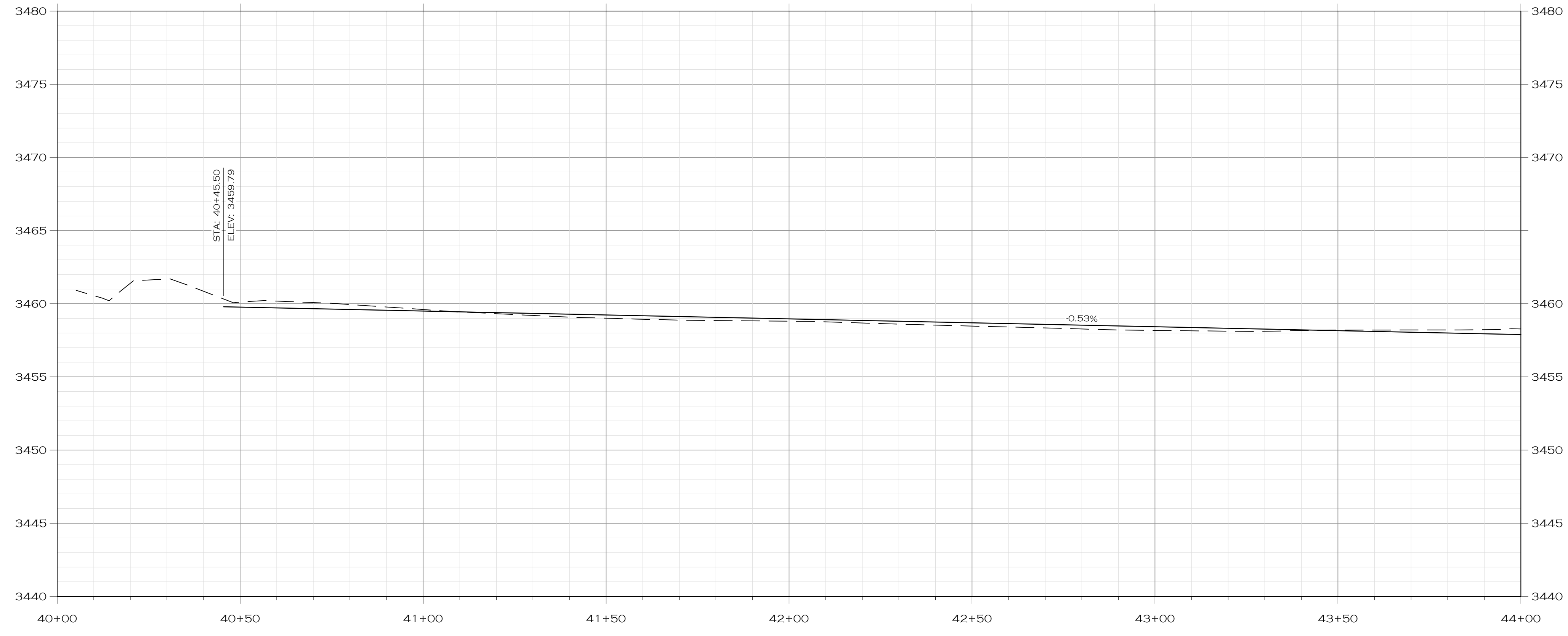
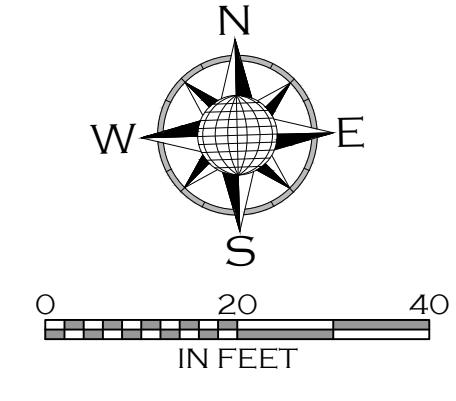
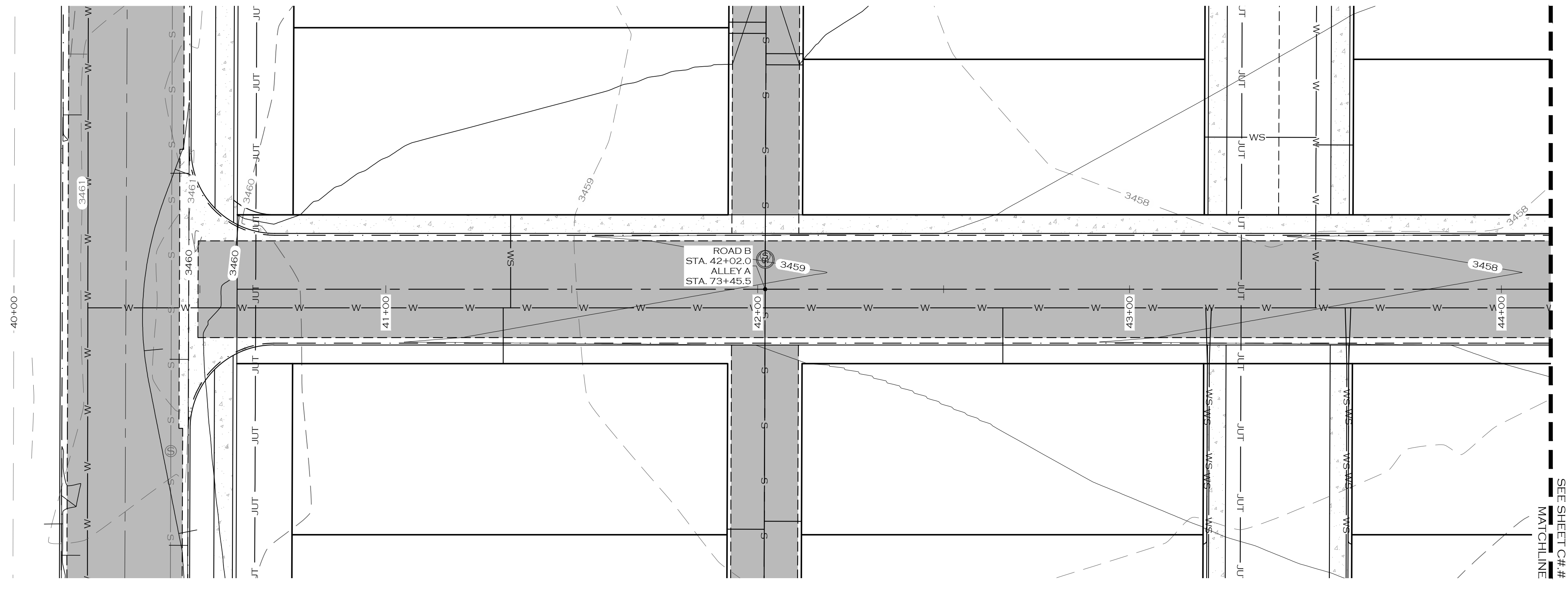
#	DESCRIPTION	DATE

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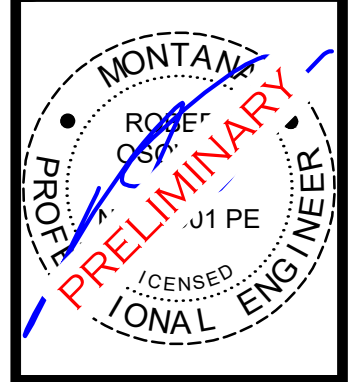
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
ROAD A PLAN & PROFILE STA. 36+00 TO 37+50		

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C3.4



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DATE:	04/03/2025



#	DESCRIPTION	DATE

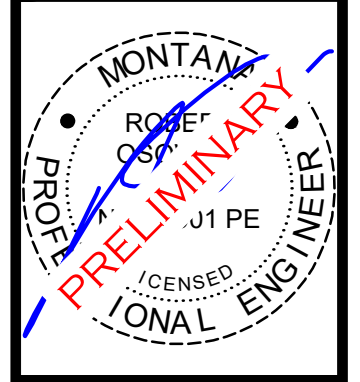
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
ROAD B PLAN & PROFILE STA. 40+00 TO 44+00		

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DESIGN:	RLO
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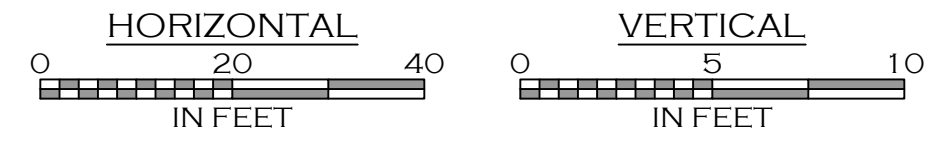
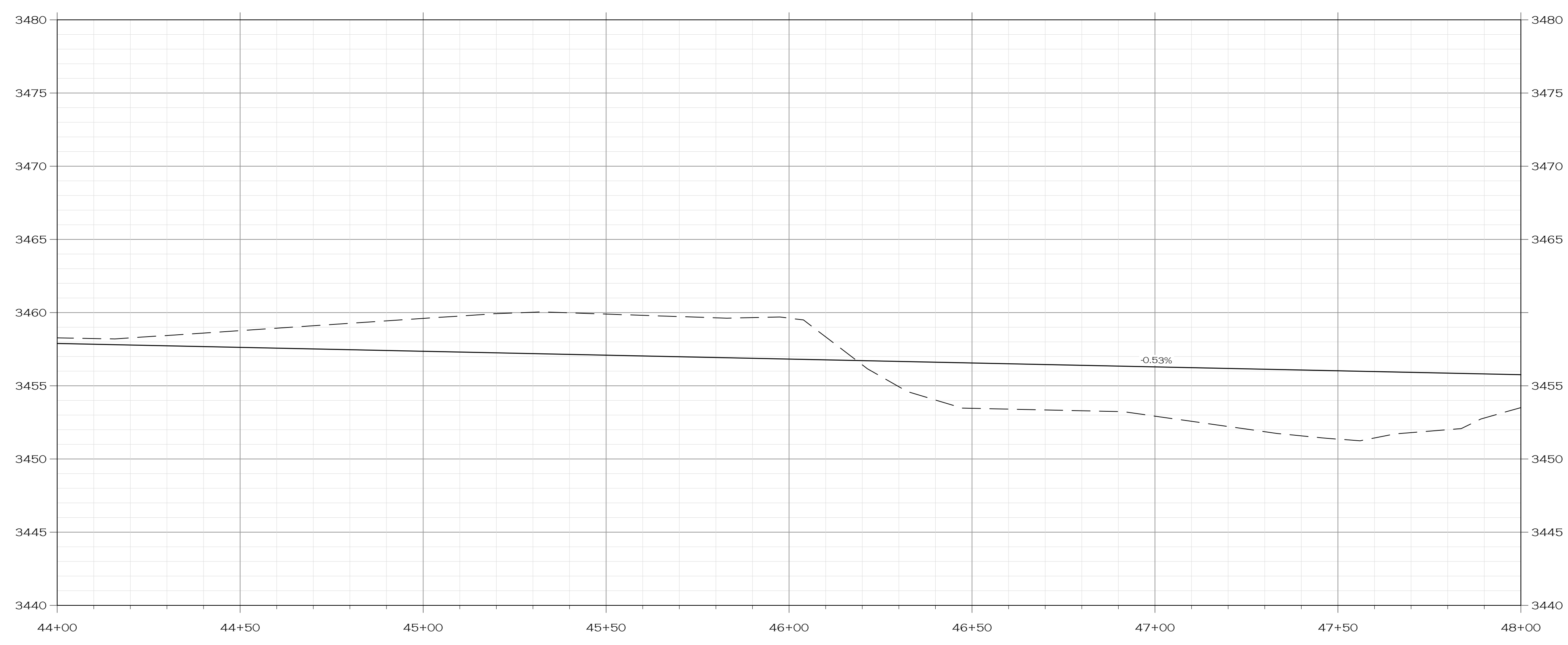
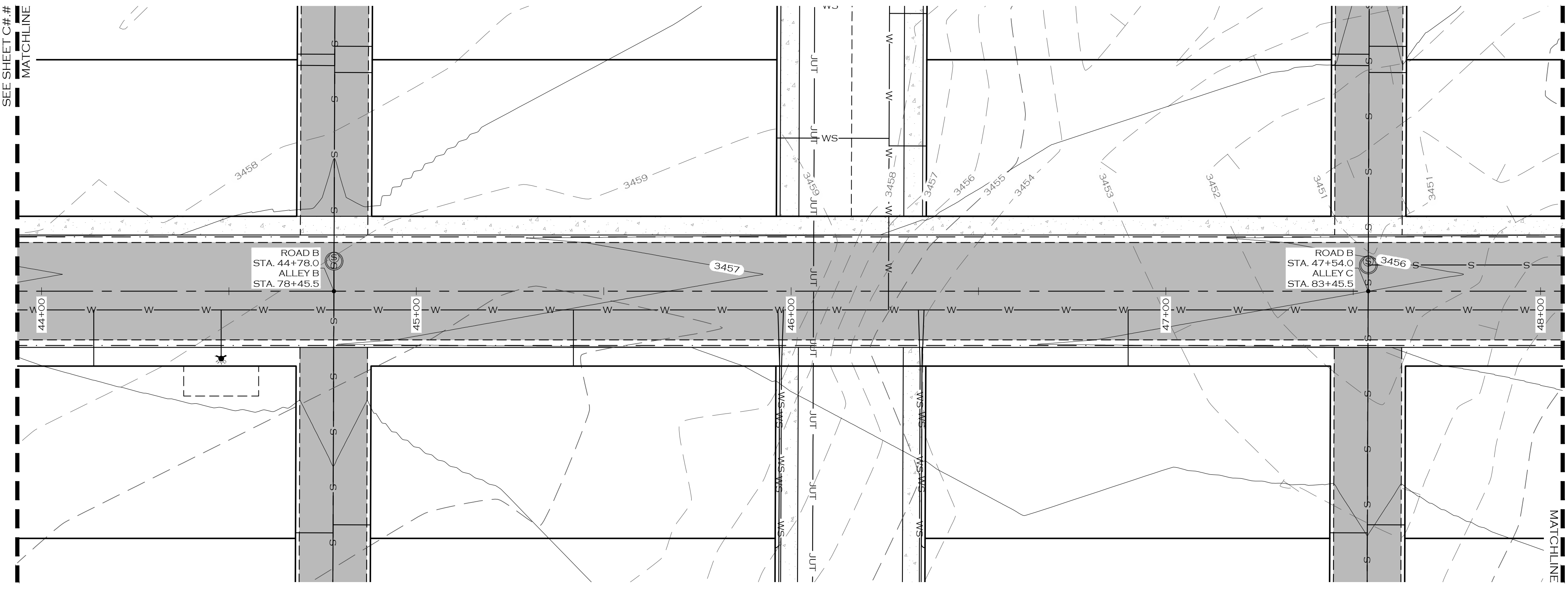
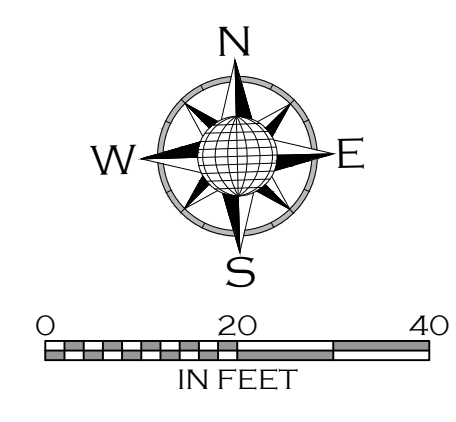
DATE	DESCRIPTION

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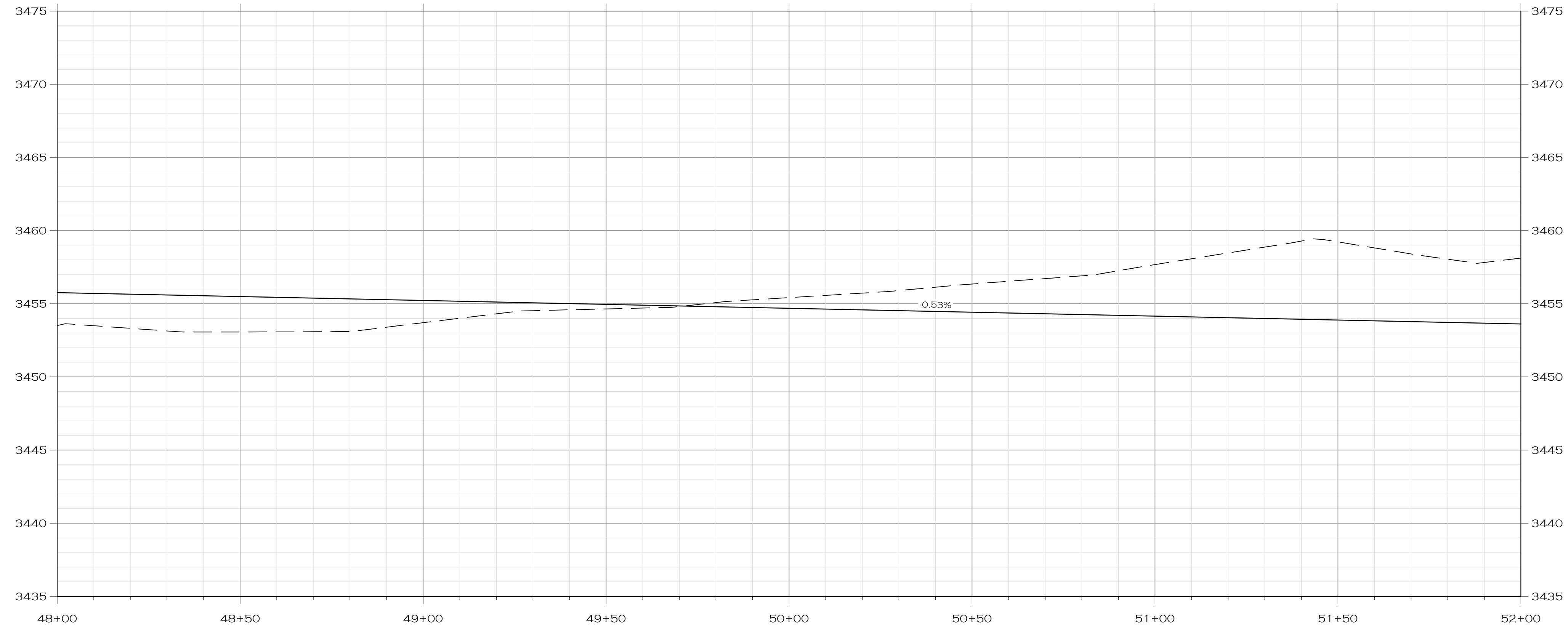
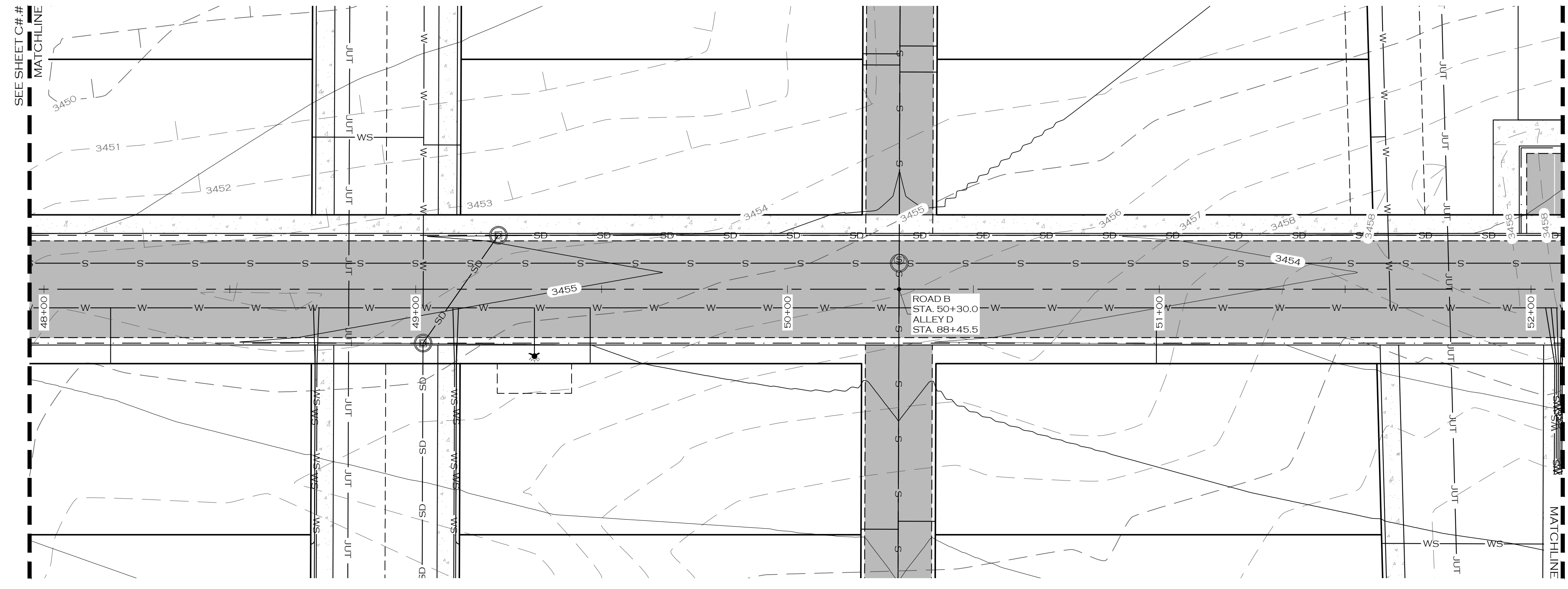
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ROAD B PLAN & PROFILE STA. 44+00 TO 48+00

C3.6

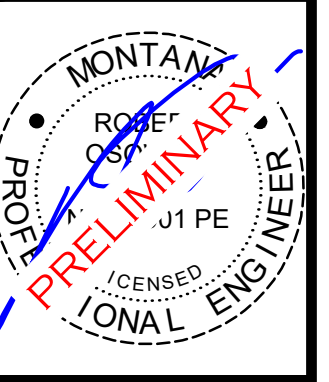


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JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025



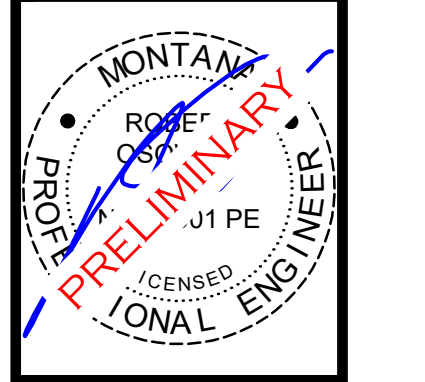
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ROAD B PLAN & PROFILE STA. 48+00 TO 52+00

C3.7

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



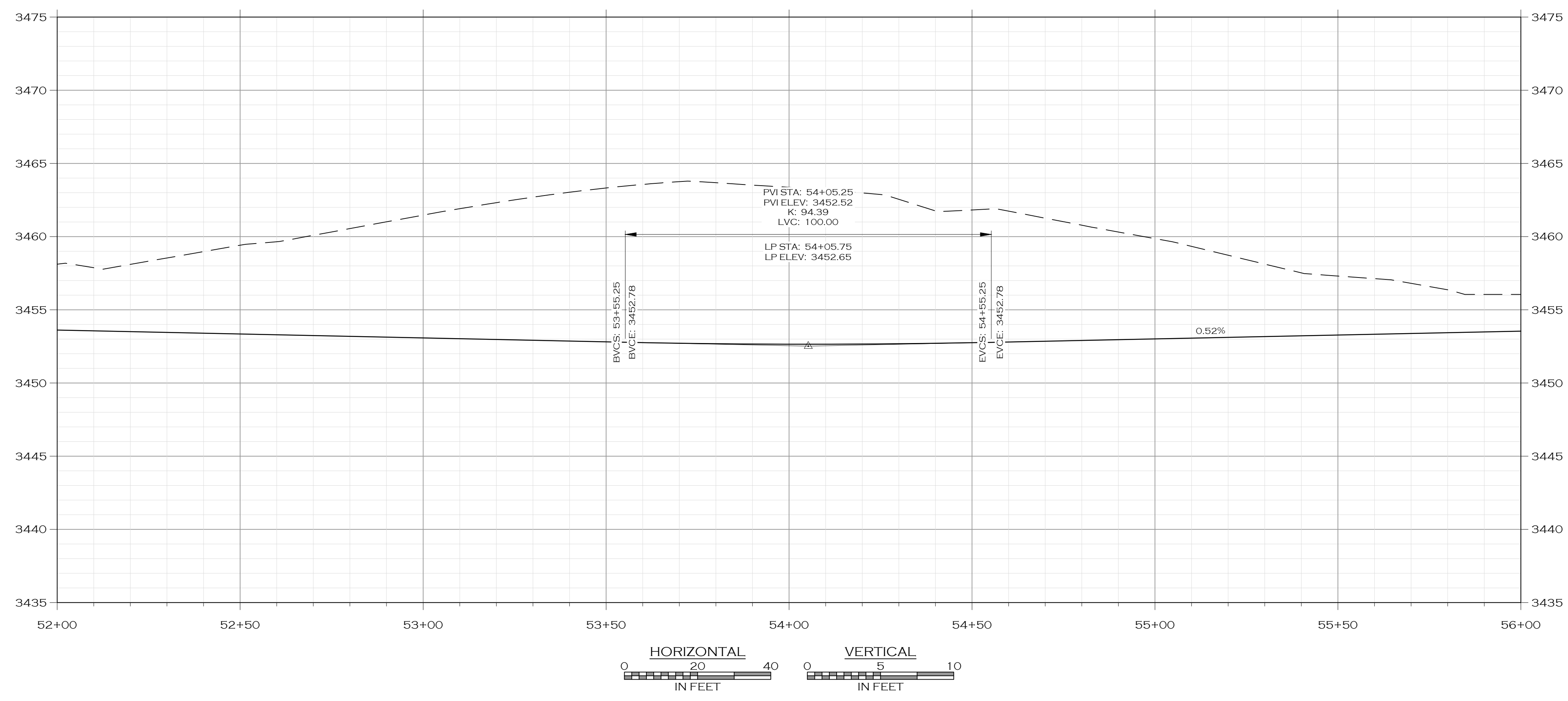
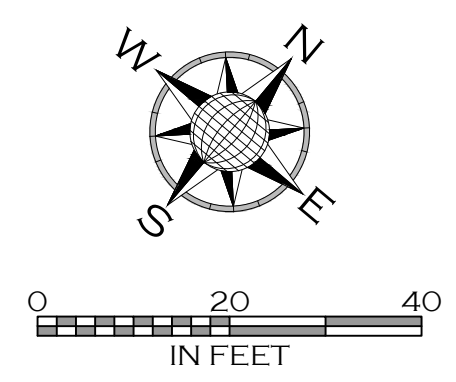
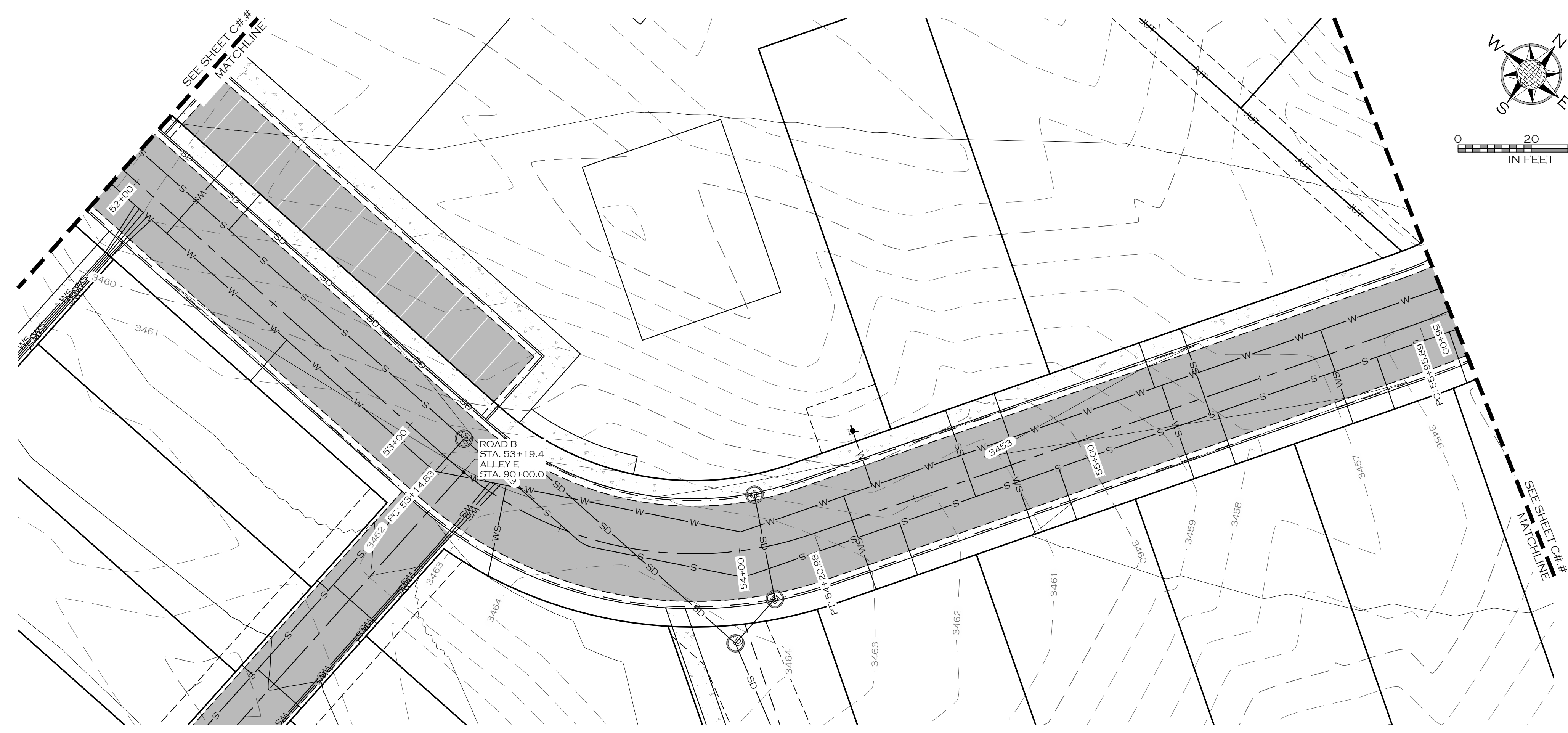
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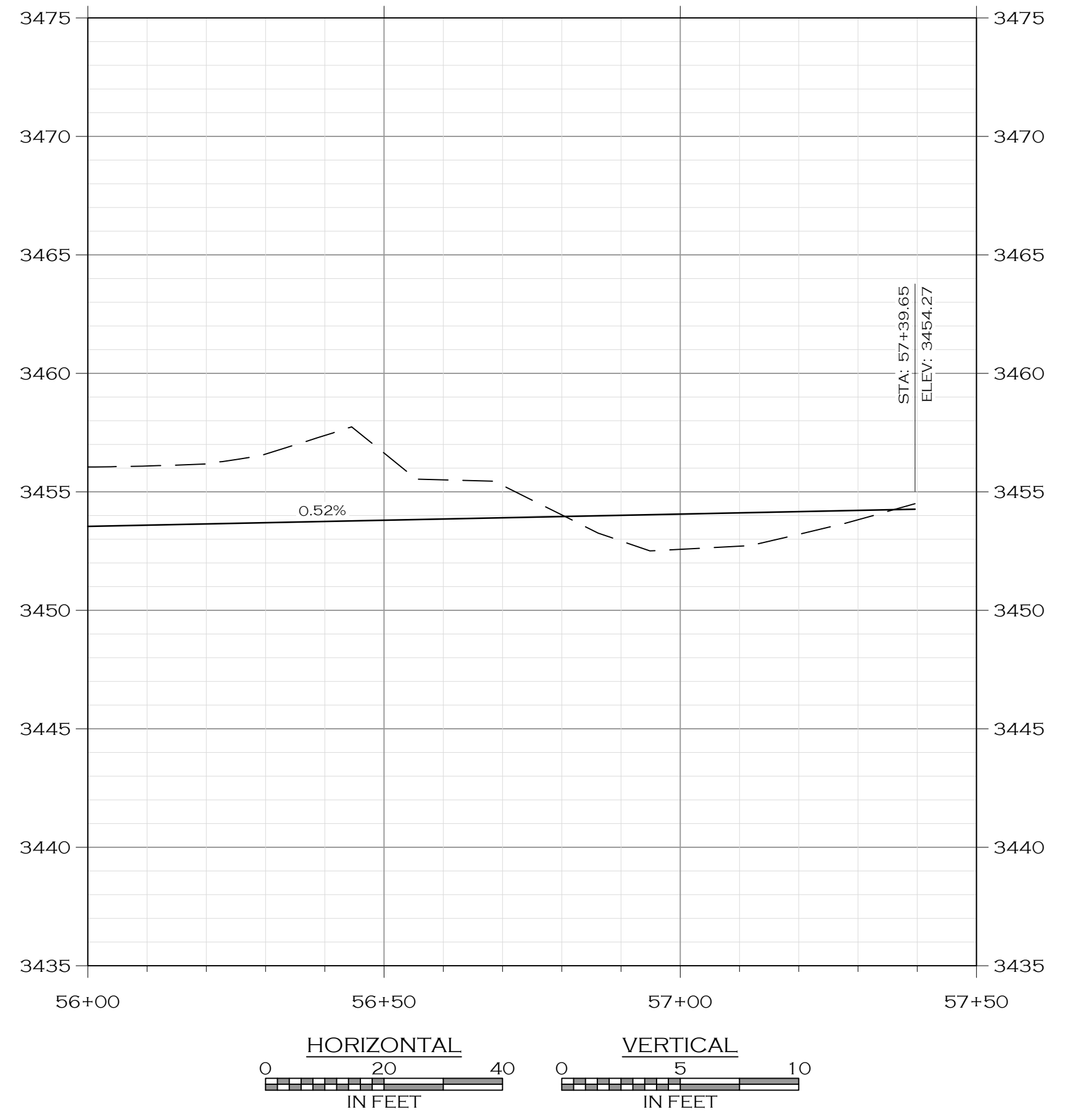
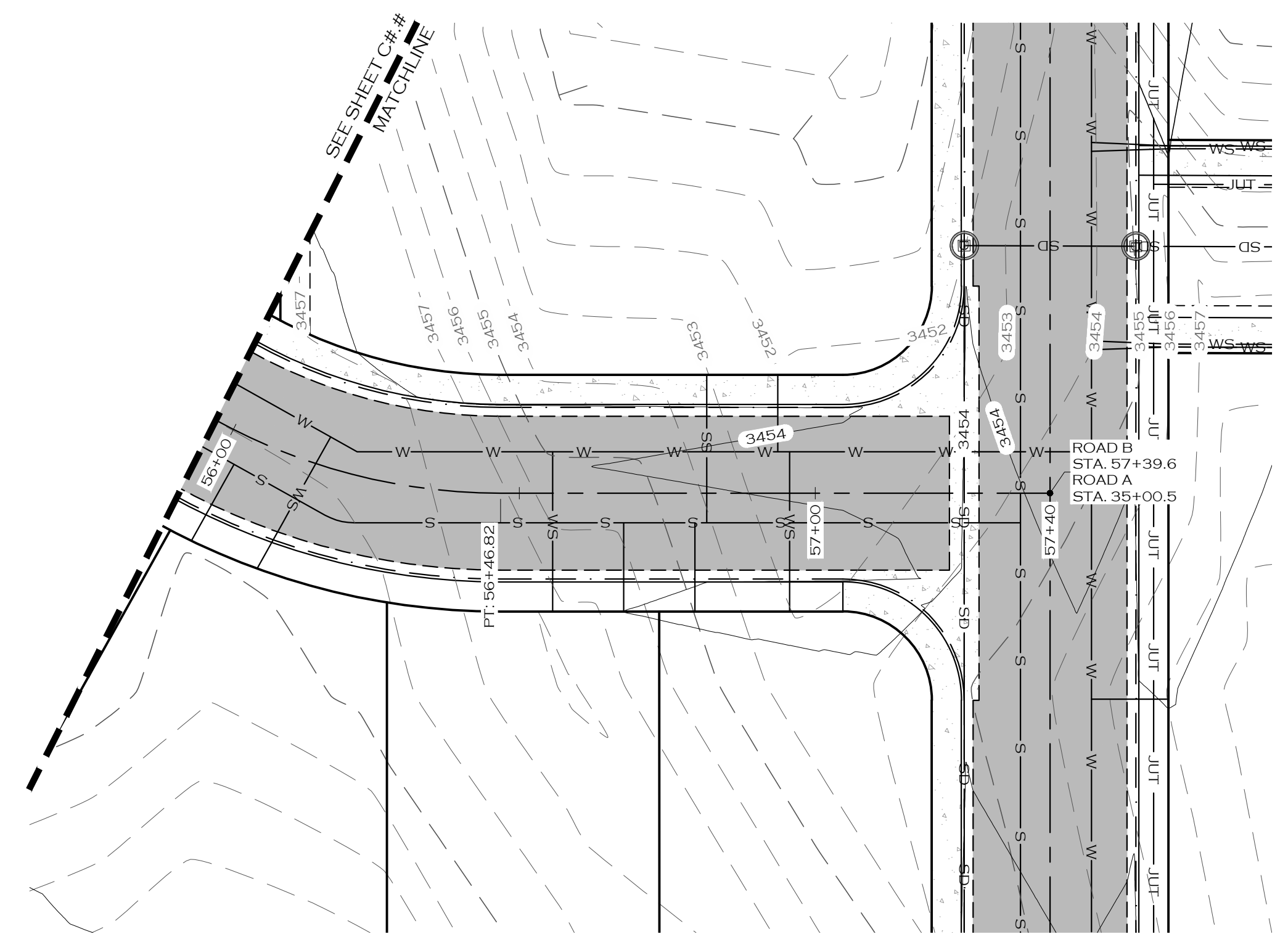
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
ROAD B PLAN & PROFILE STA. 52+00 TO 56+00		

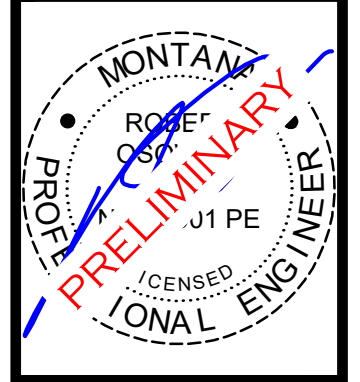
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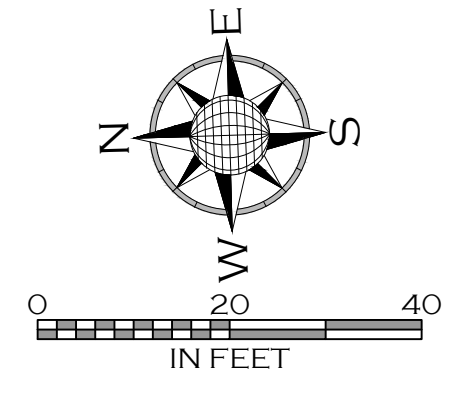
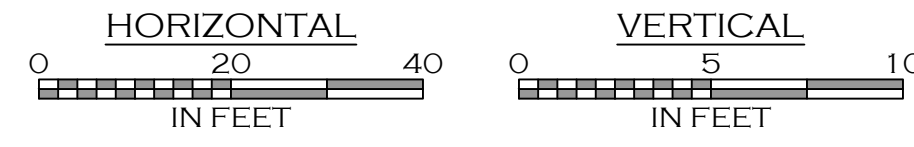
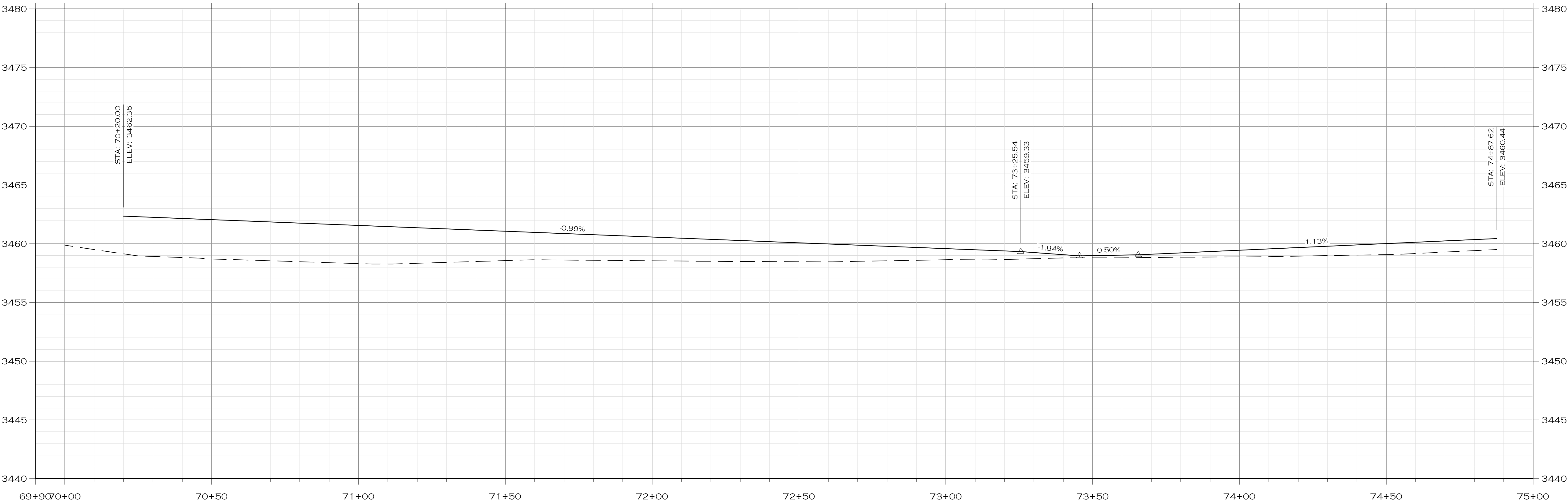
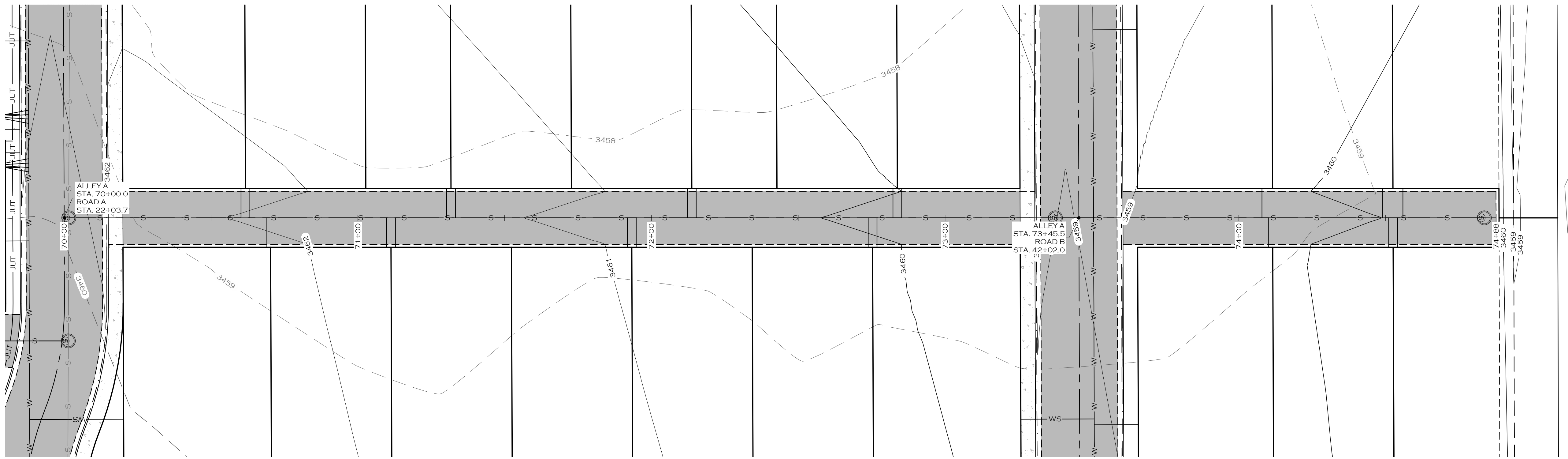


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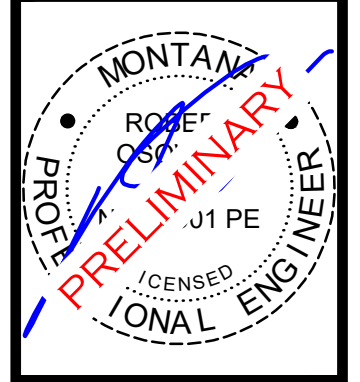
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ROAD B PLAN & PROFILE STA. 56+00 TO 57+50		

C3.9



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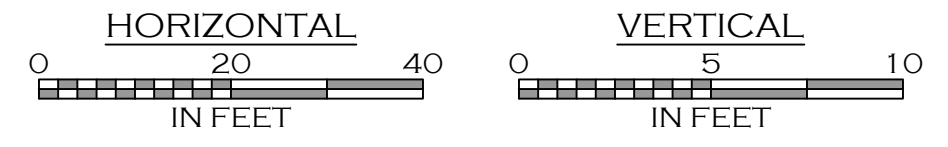
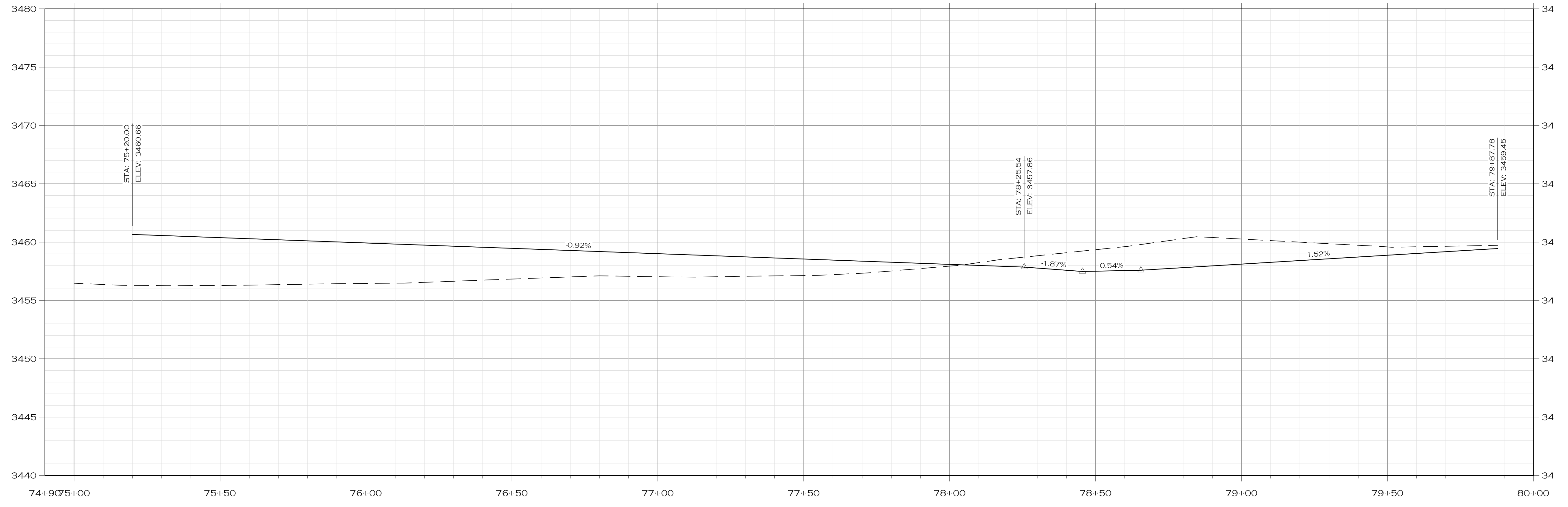
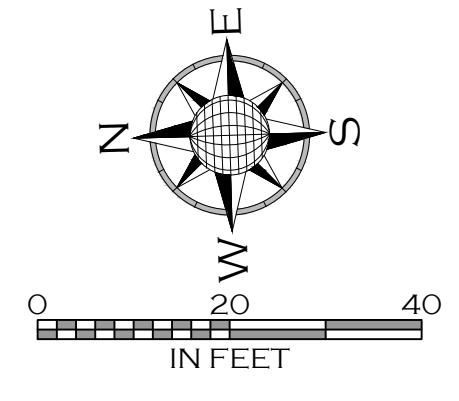
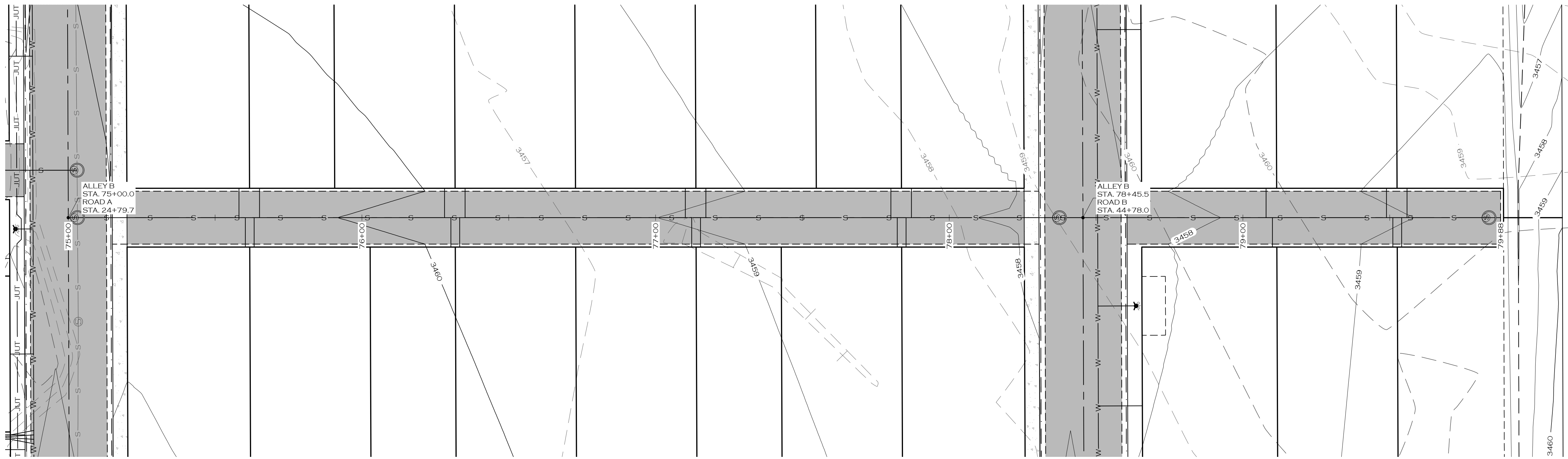
DATE	DESCRIPTION

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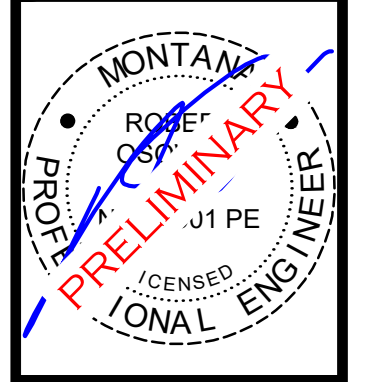
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
ALLEY A PLAN & PROFILE		

C3.10

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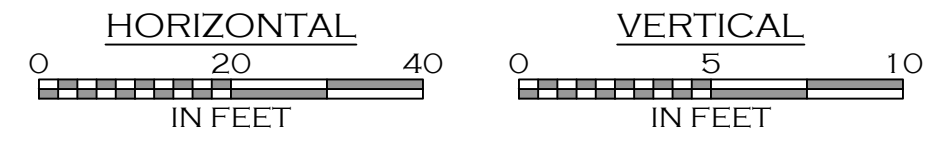
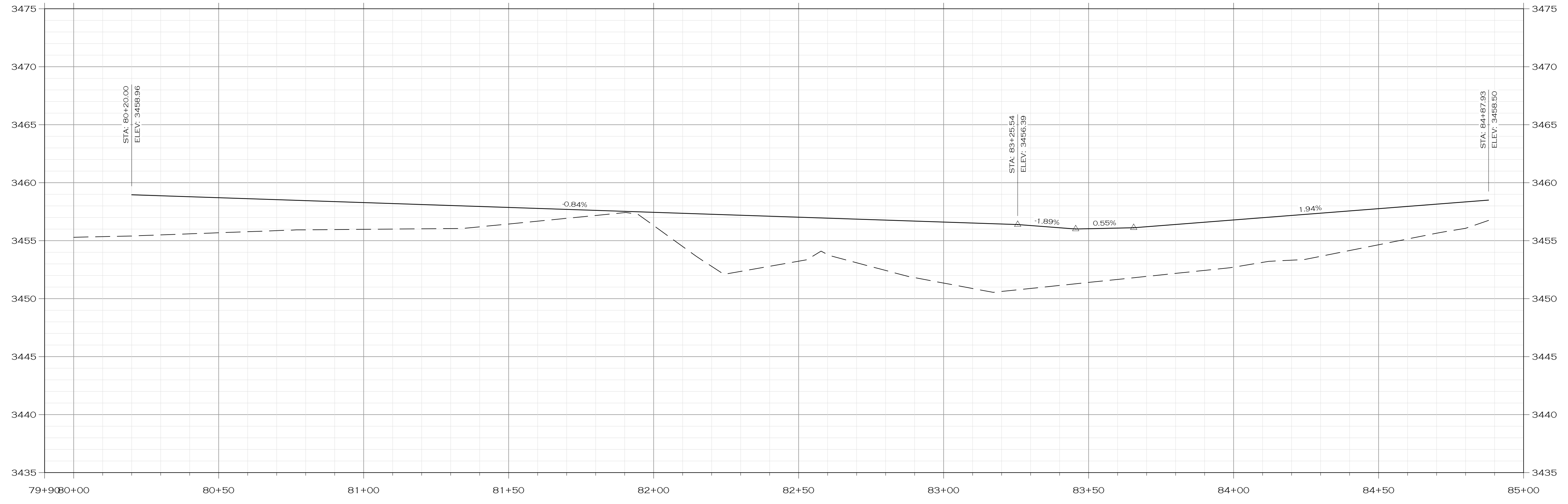
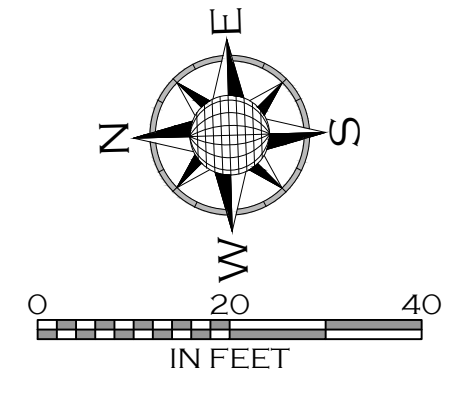
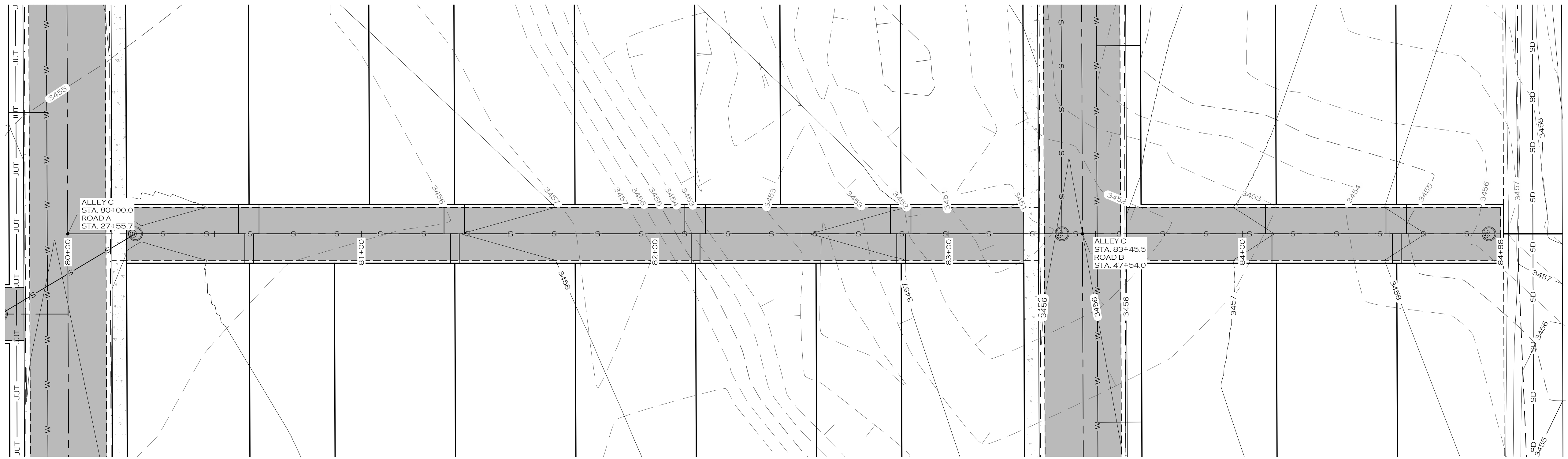


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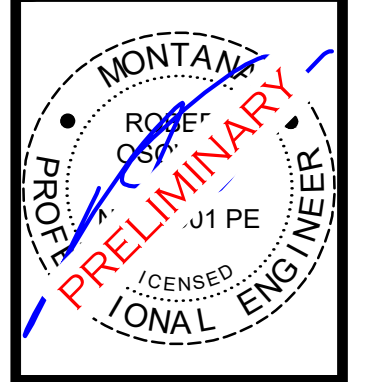
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GREAT FALLS	ALLEY B PLAN & PROFILE

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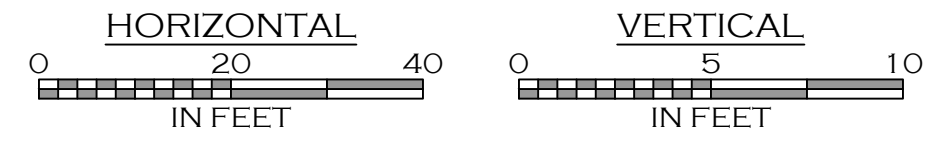
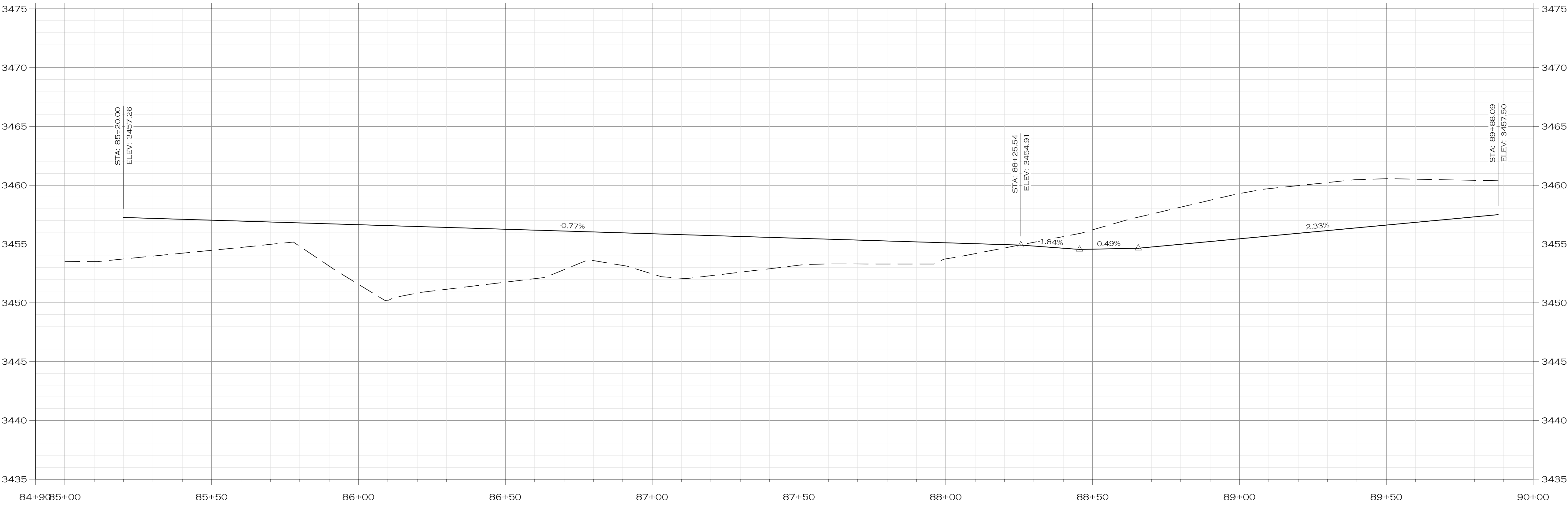
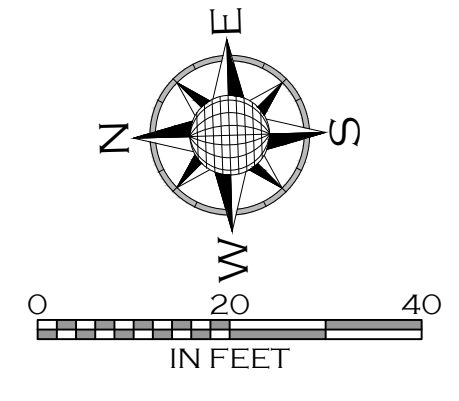
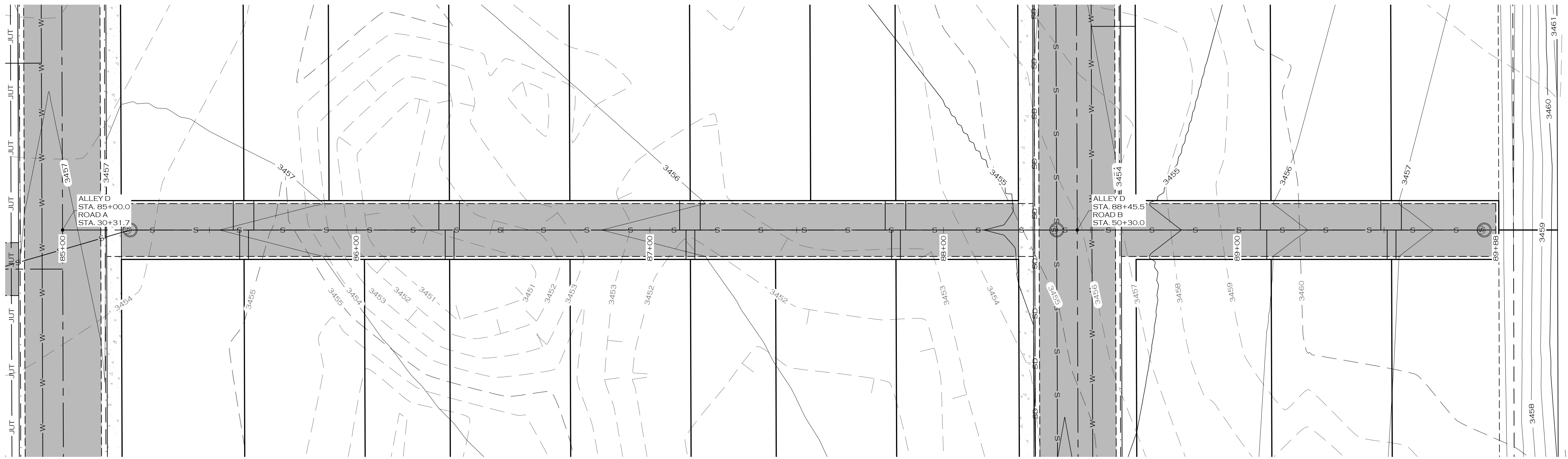


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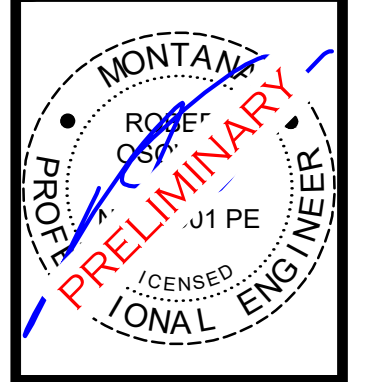
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY C PLAN & PROFILE



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DATE:	04/03/2025



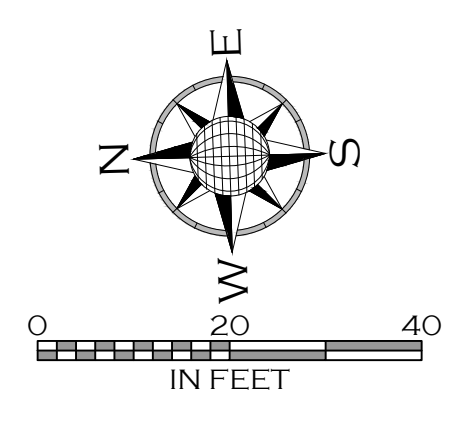
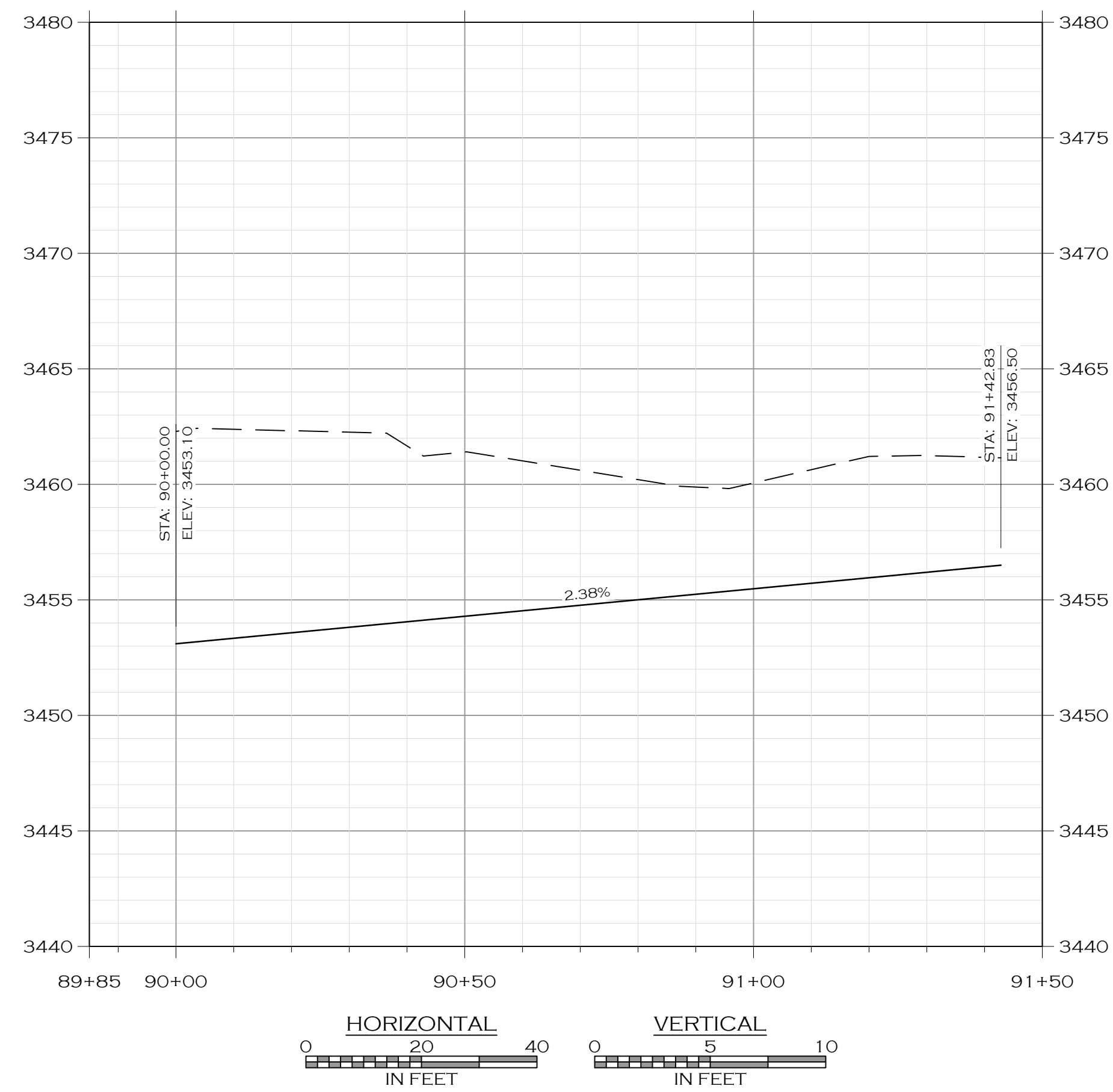
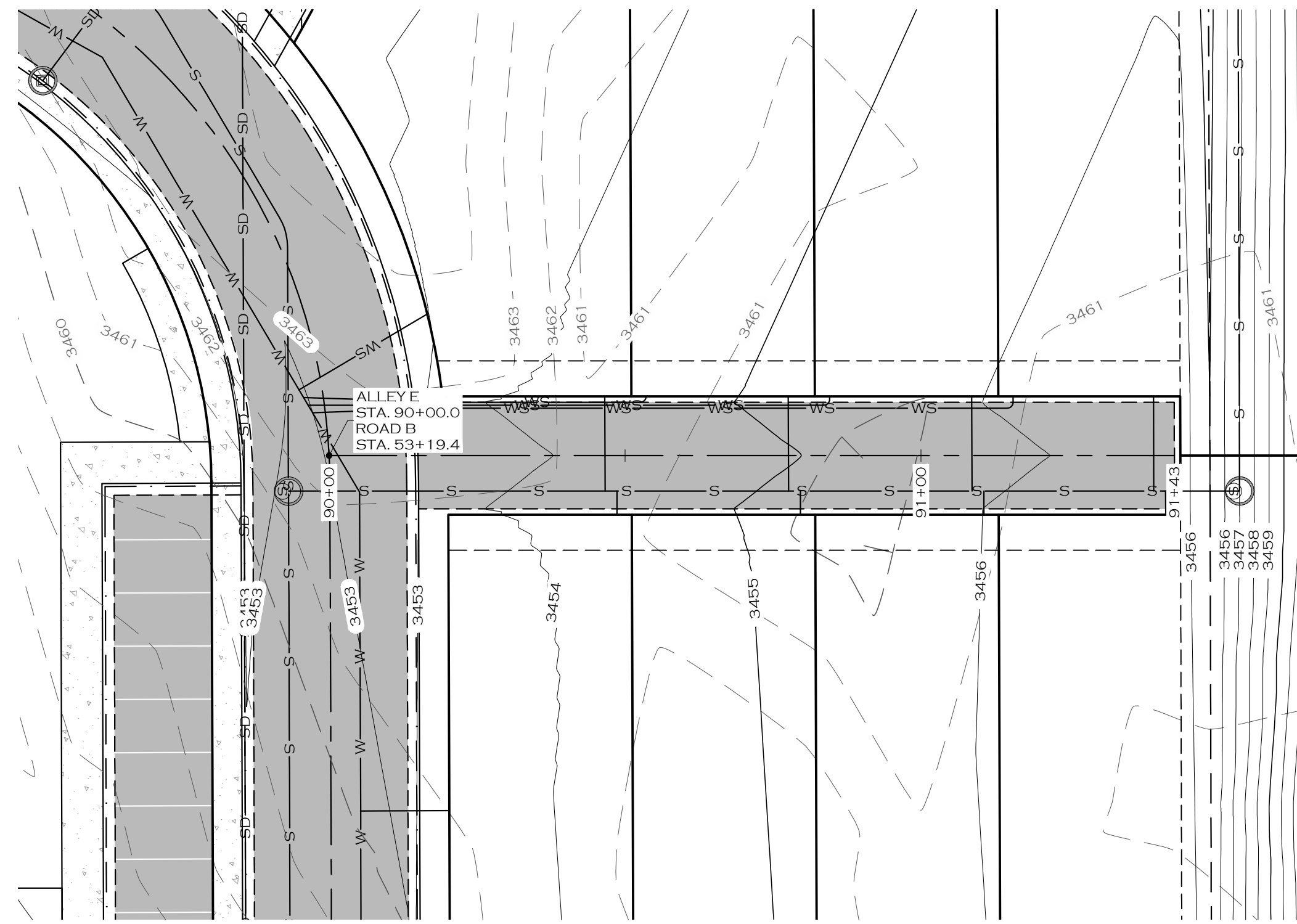
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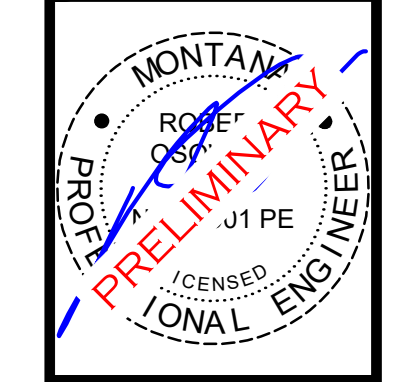
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY D PLAN & PROFILE

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QA:	SMW/RLO
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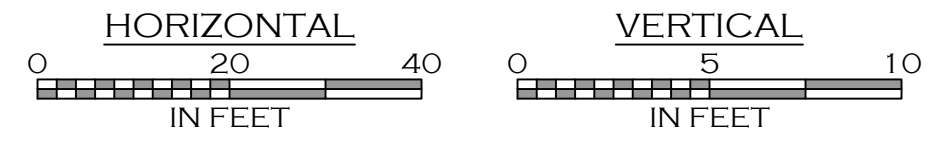
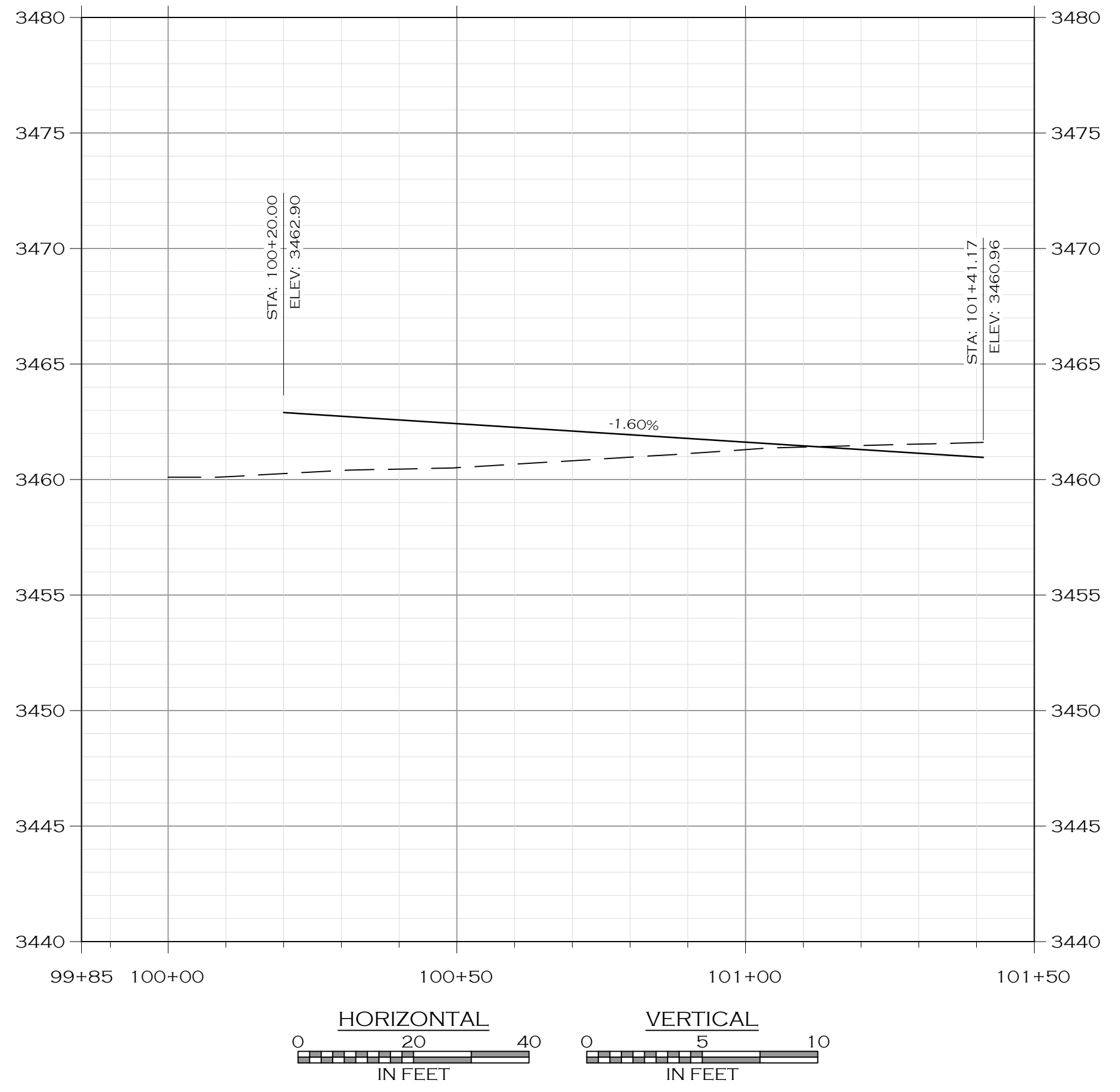
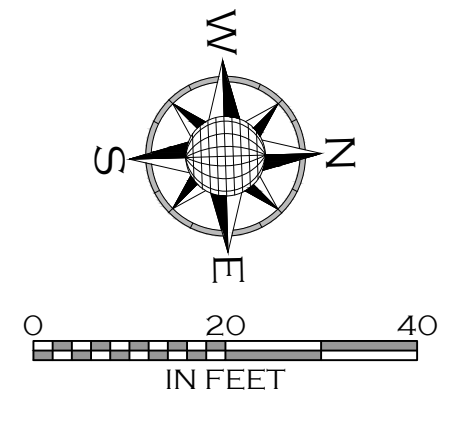
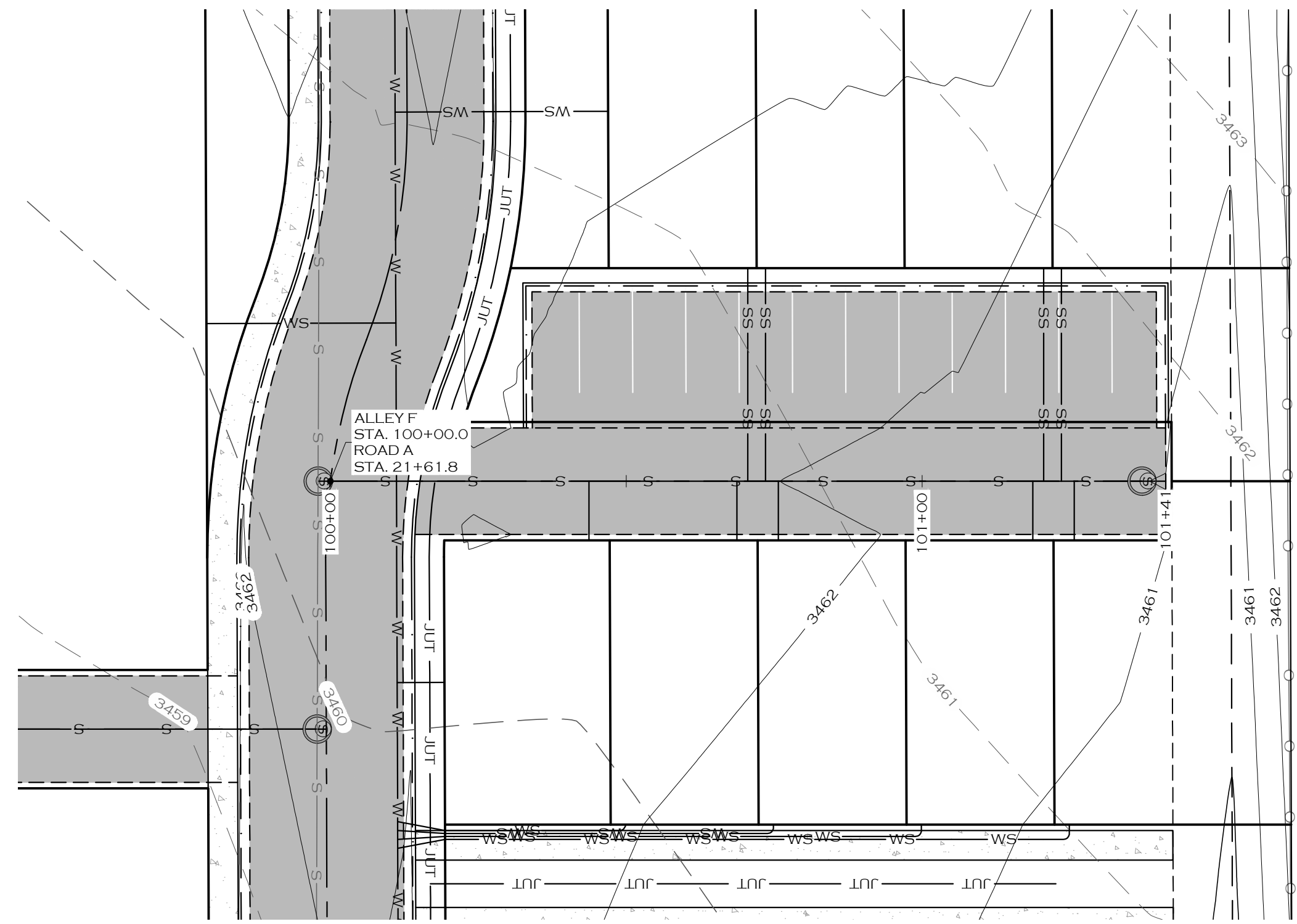
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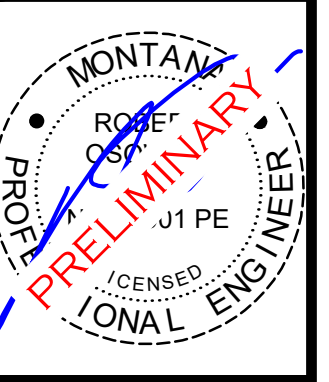
MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY PLAN & PROFILE

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JOB #:	23-090
DRAWN:	RLO/TDL
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QA:	SMW/RLO
DATE:	04/03/2025



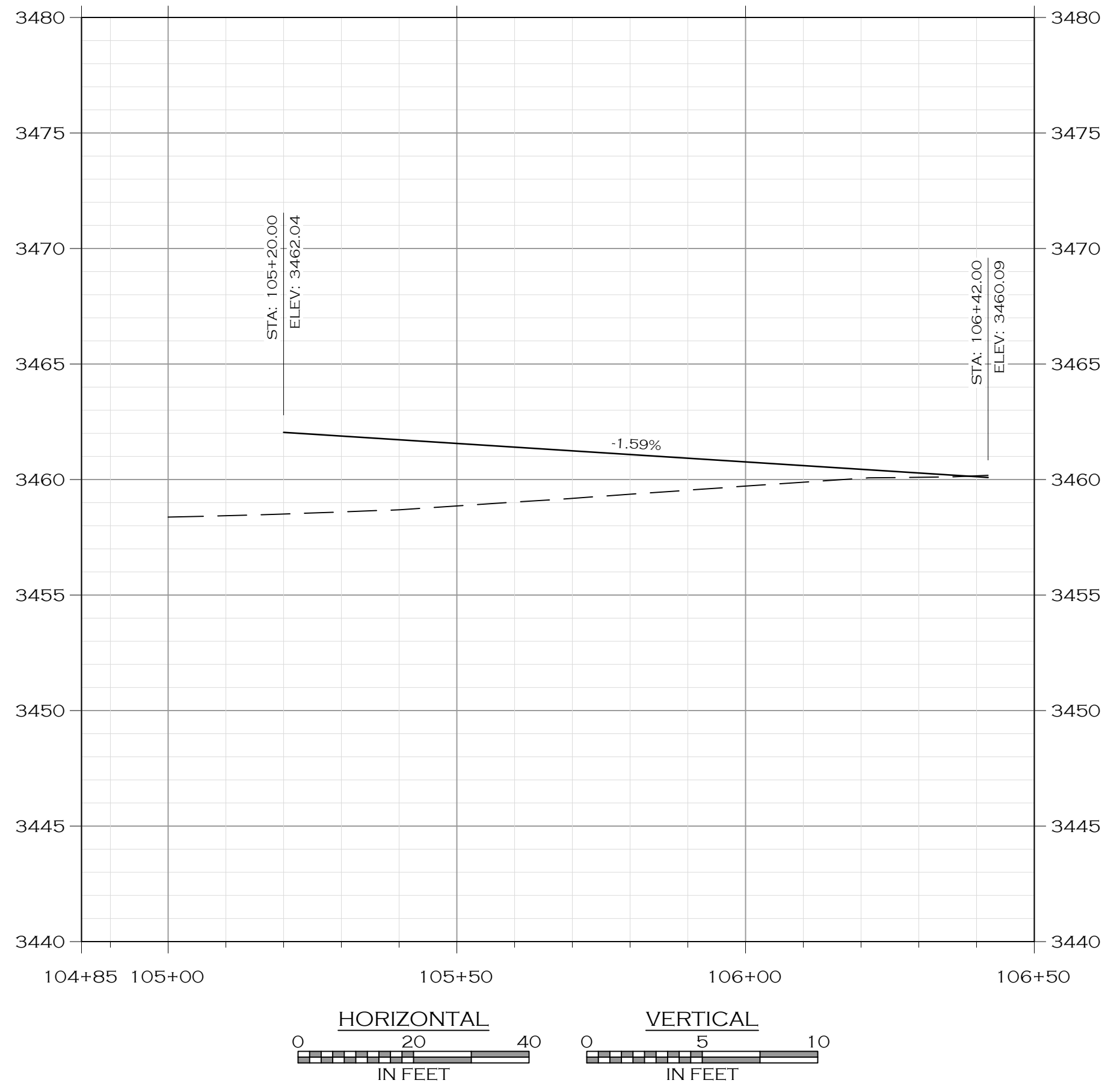
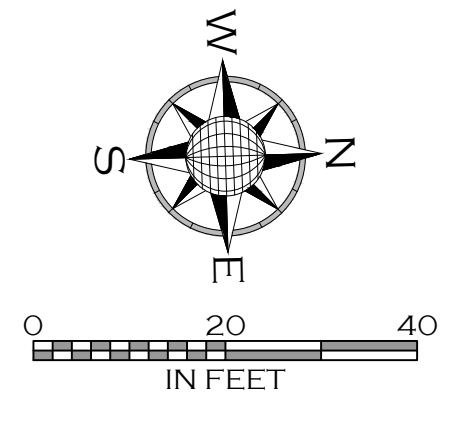
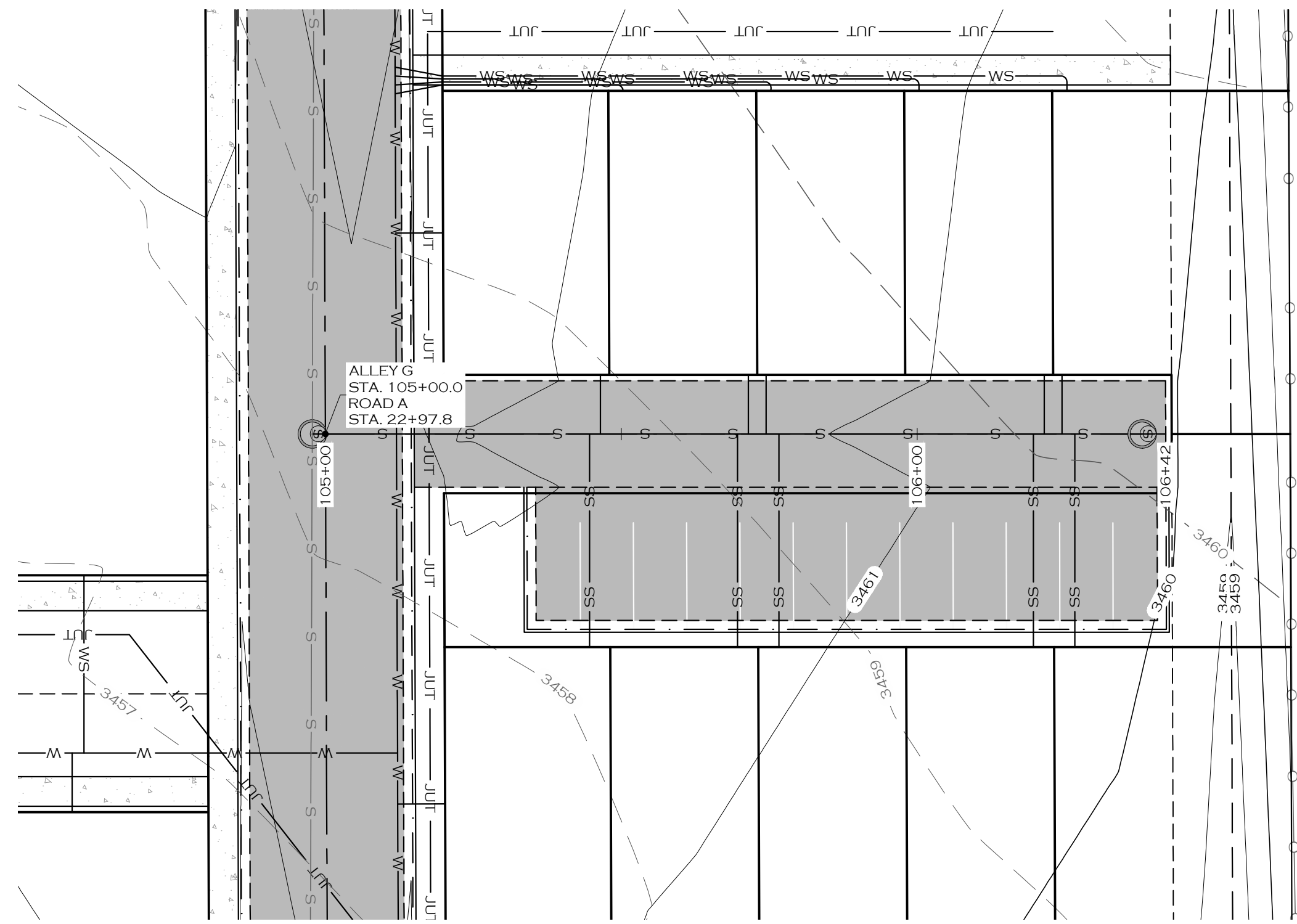
DATE	DESCRIPTION

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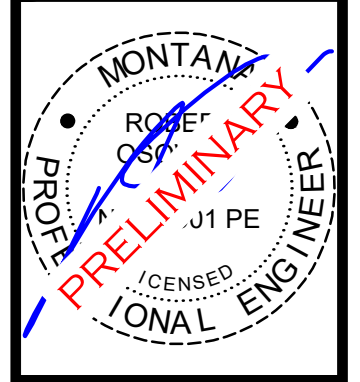
MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY F PLAN & PROFILE

C3.15



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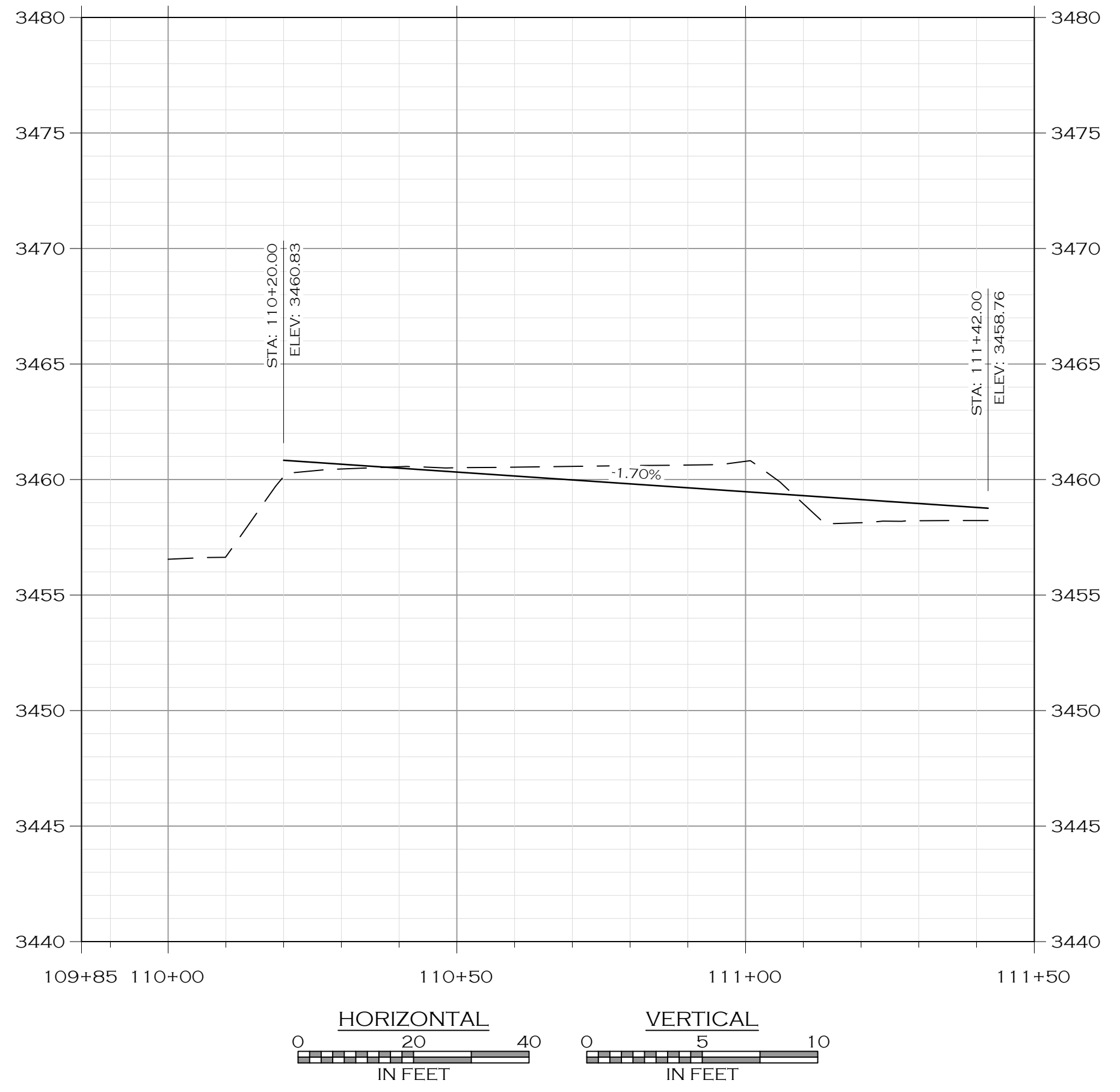
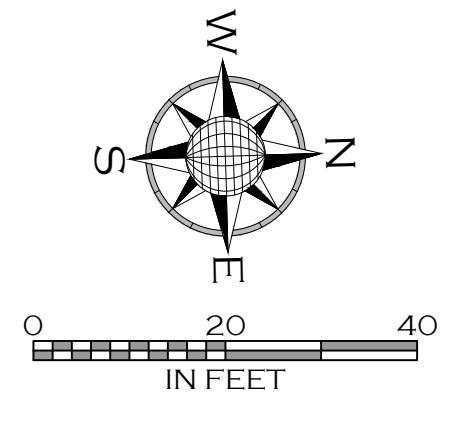
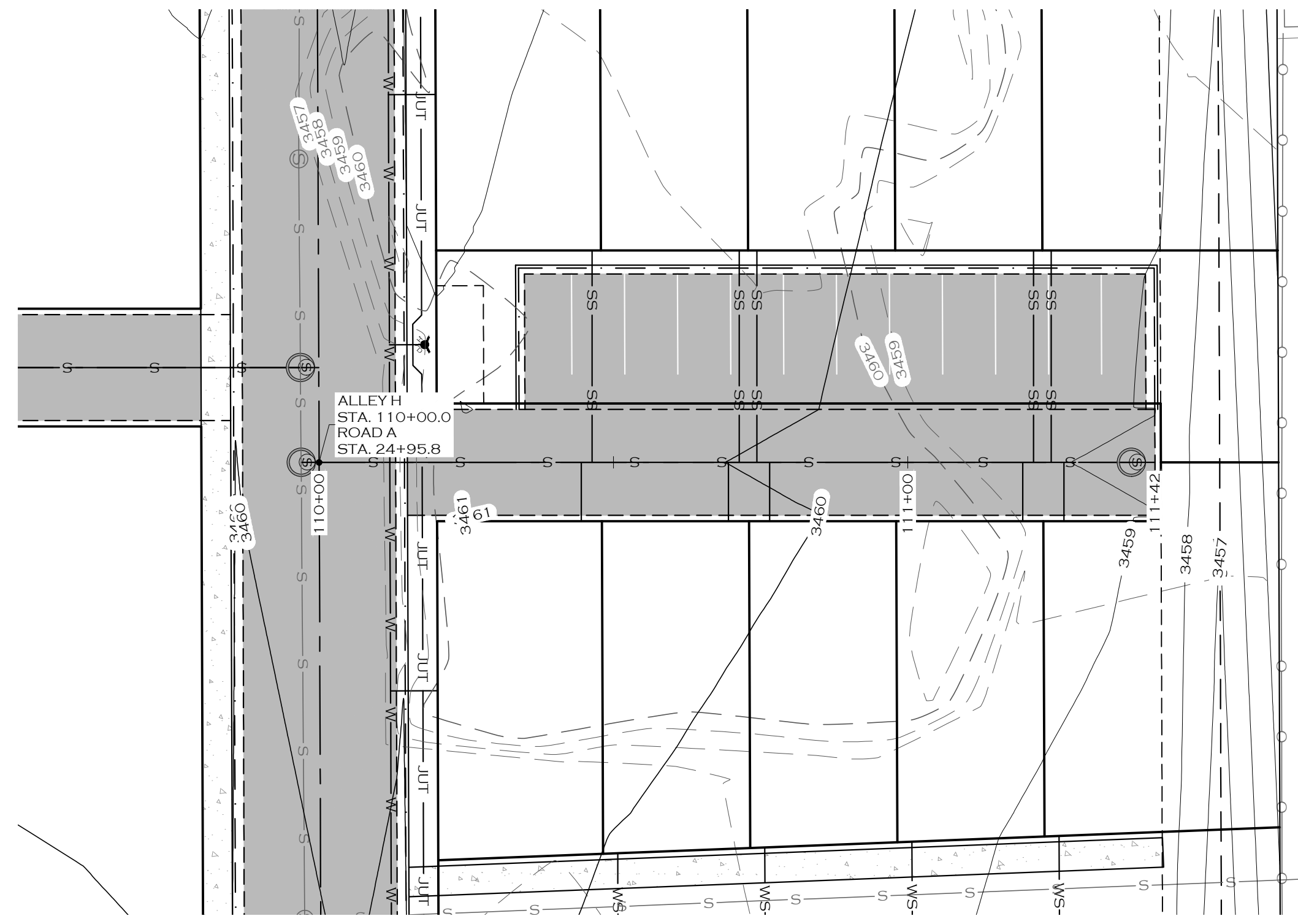
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY G PLAN & PROFILE

C3.16



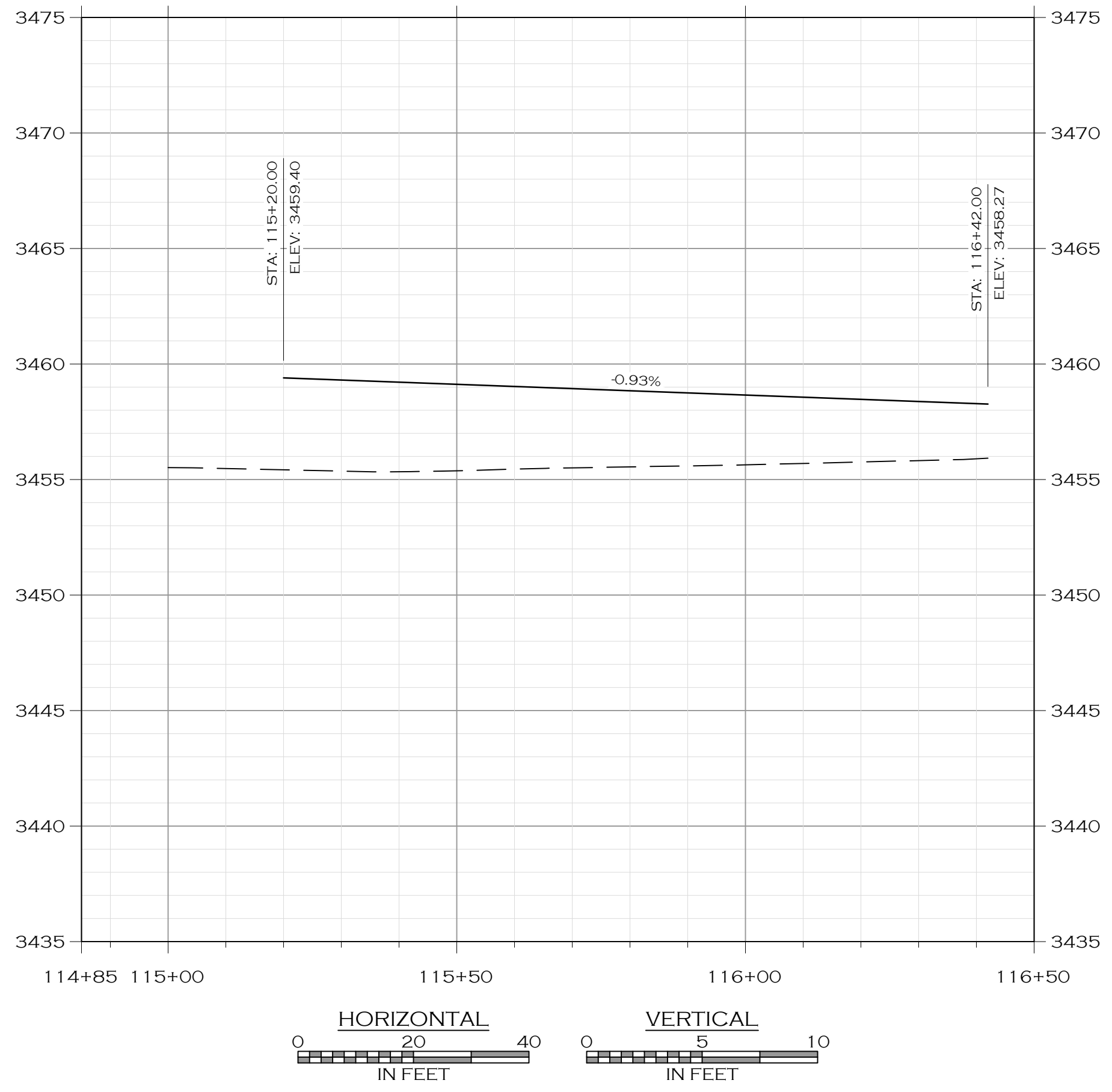
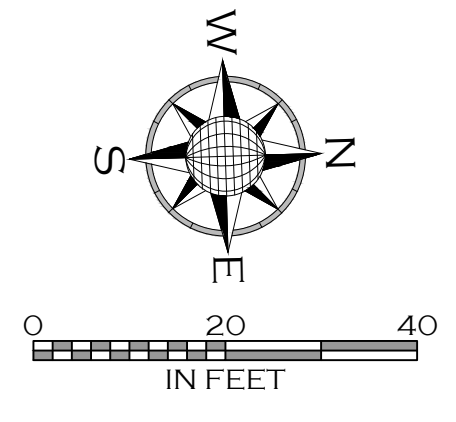
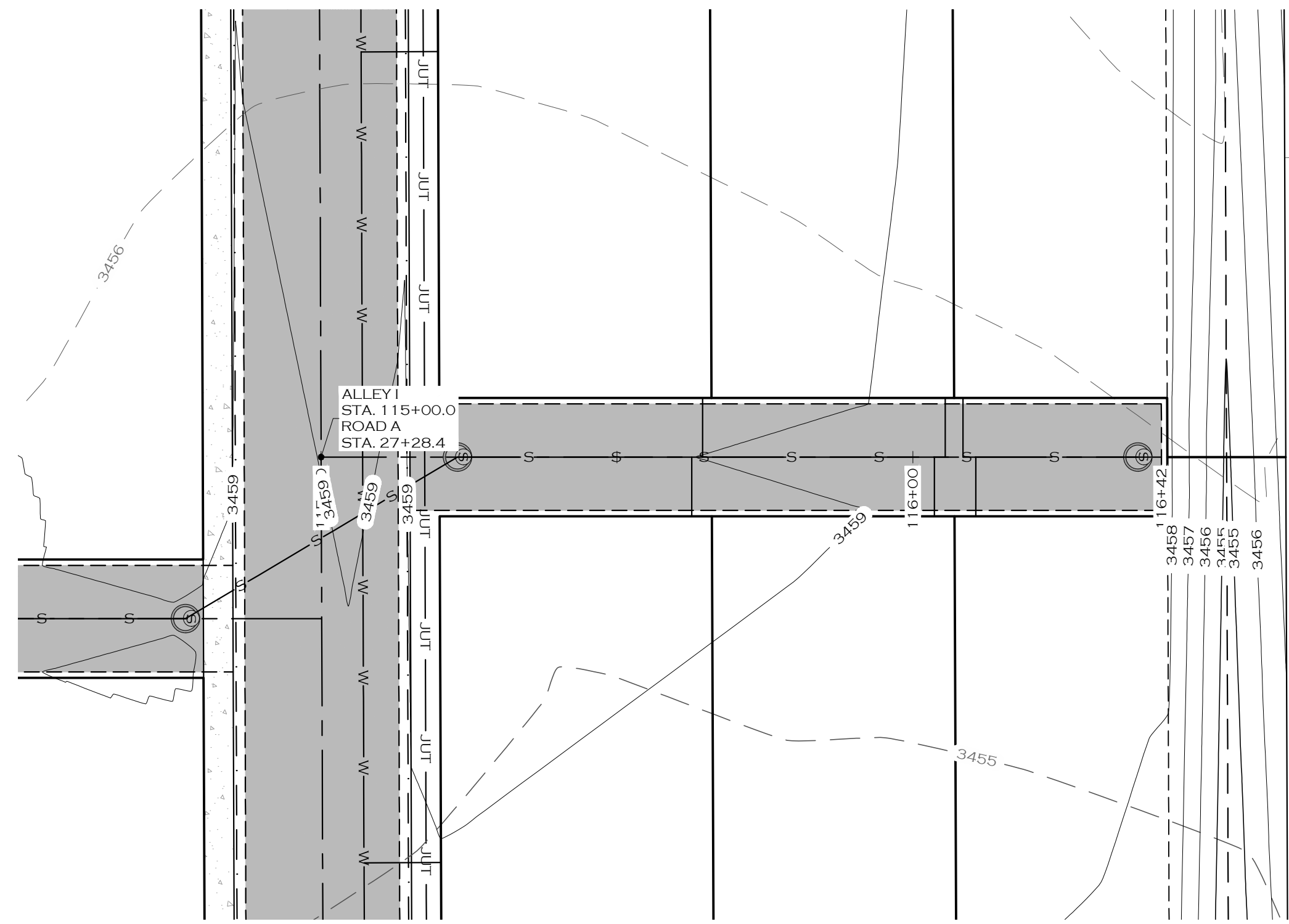
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY H PLAN & PROFILE

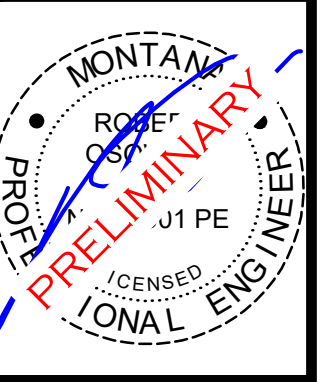
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DATE:	04/03/2025

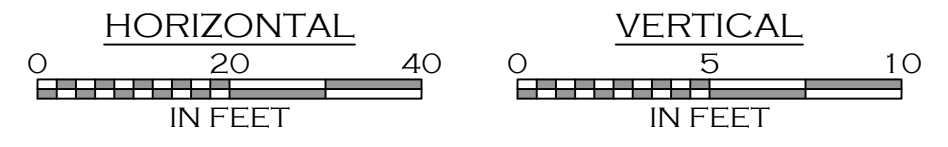
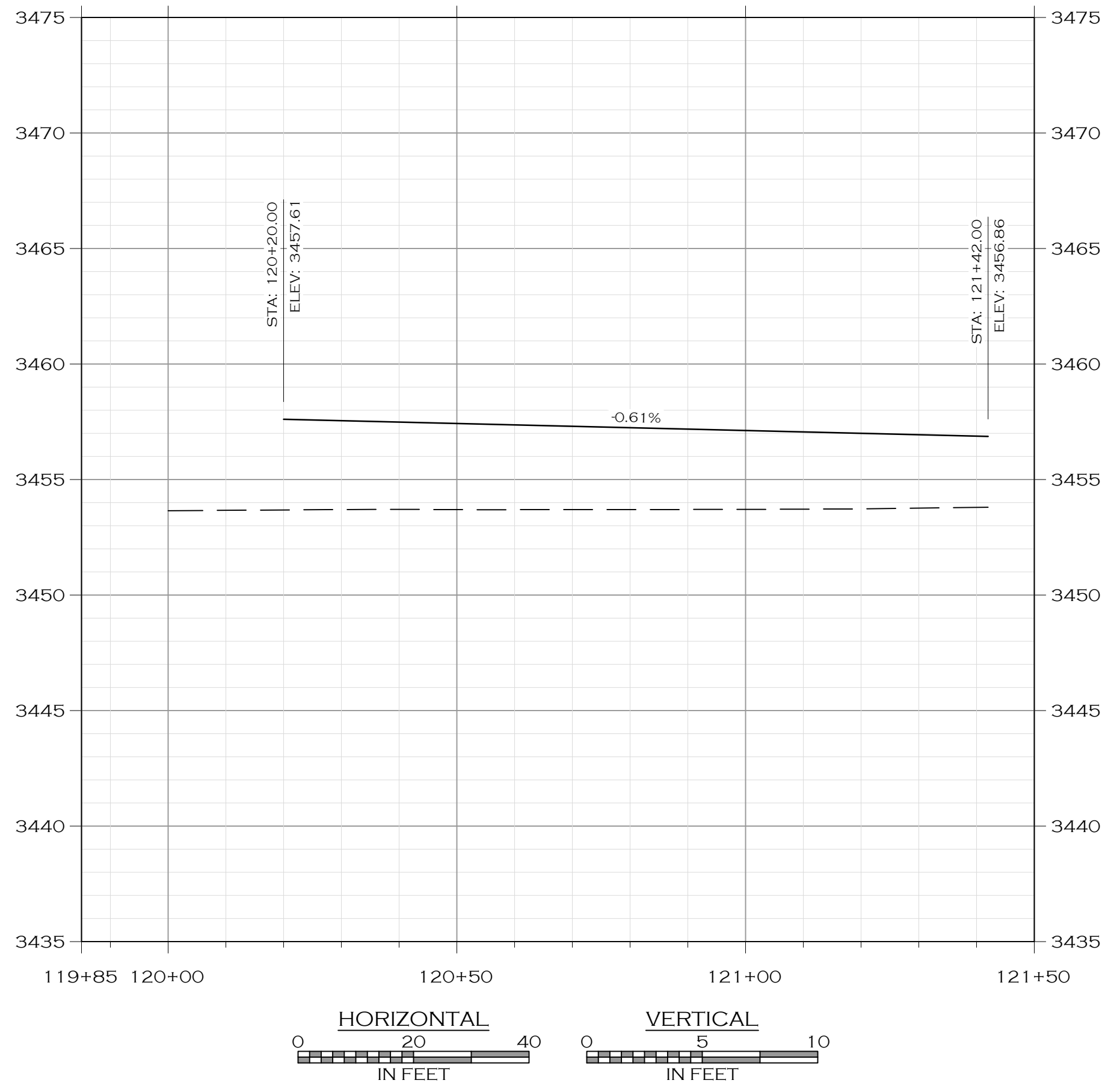
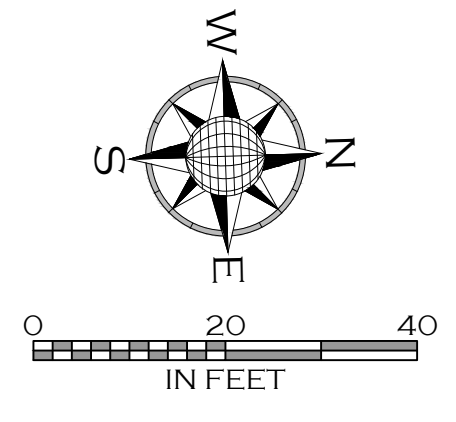
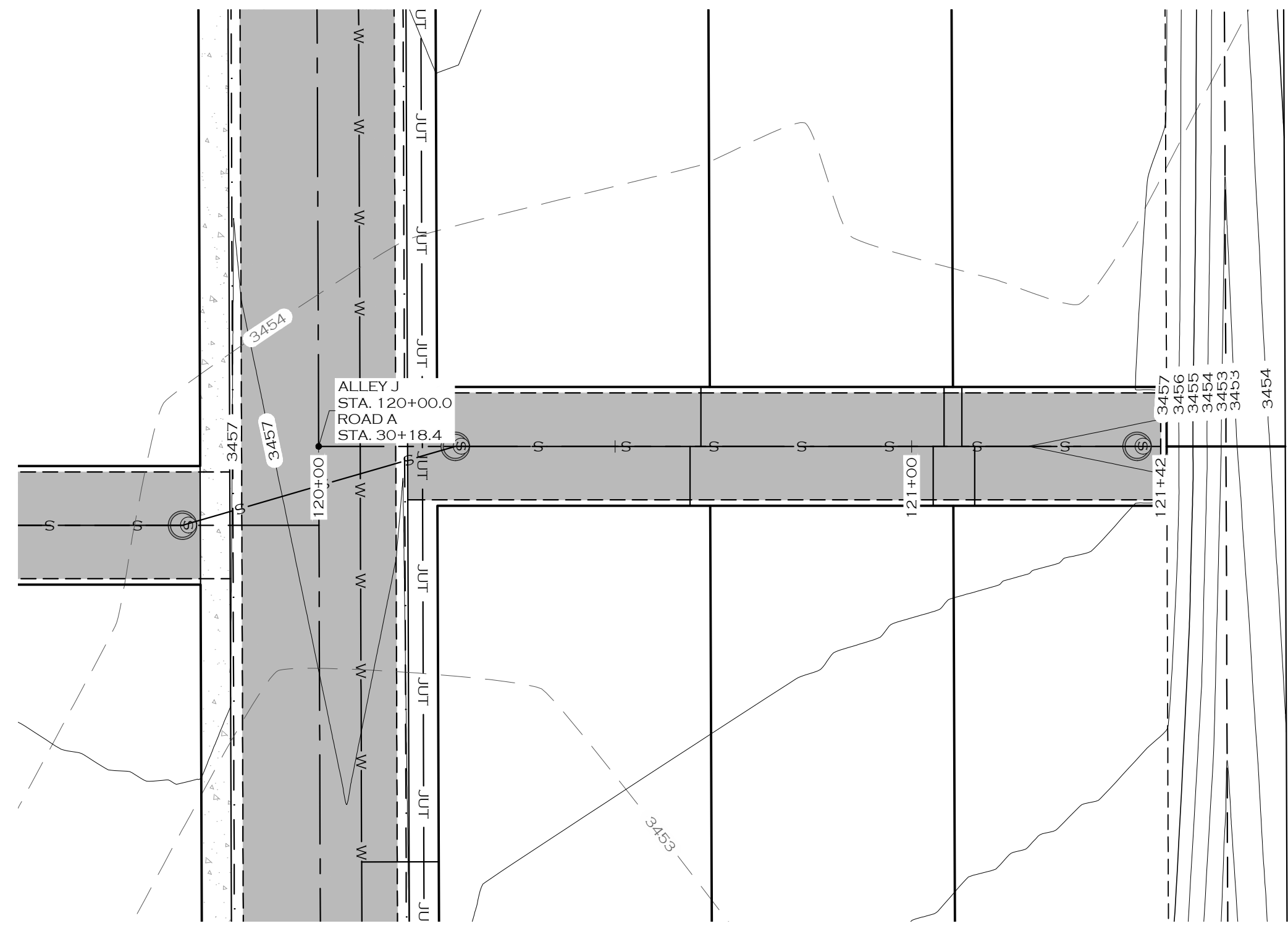


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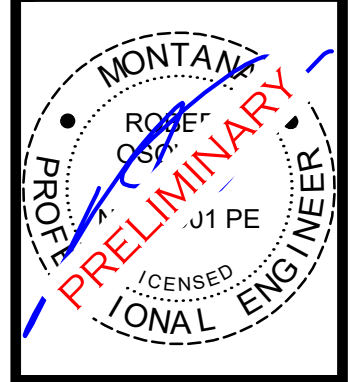
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
ALLEY 1 PLAN & PROFILE		

C3.18



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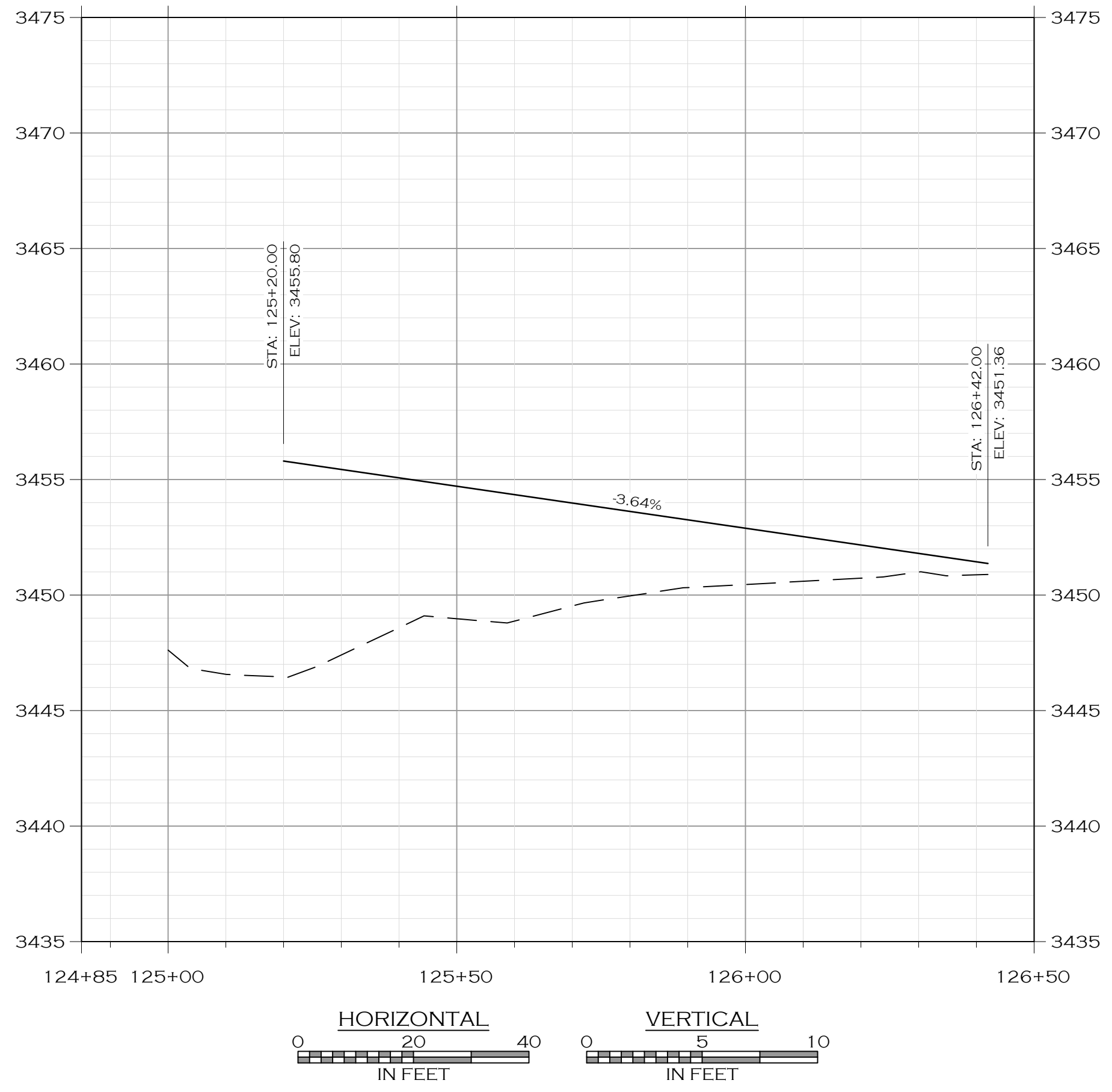
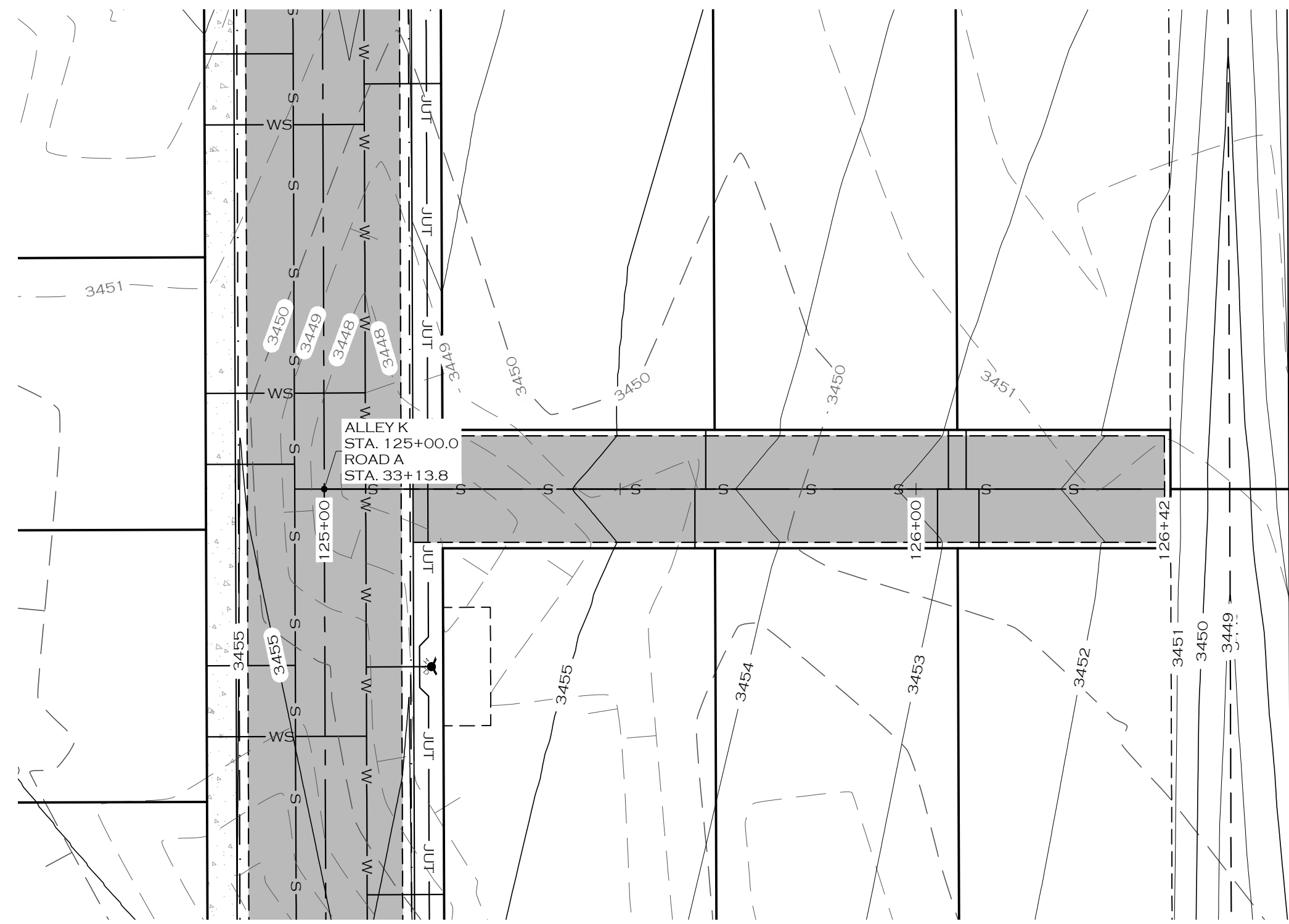


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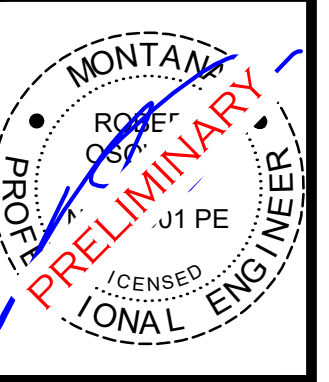
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GREAT FALLS	ALLEY J PLAN & PROFILE

C3.19



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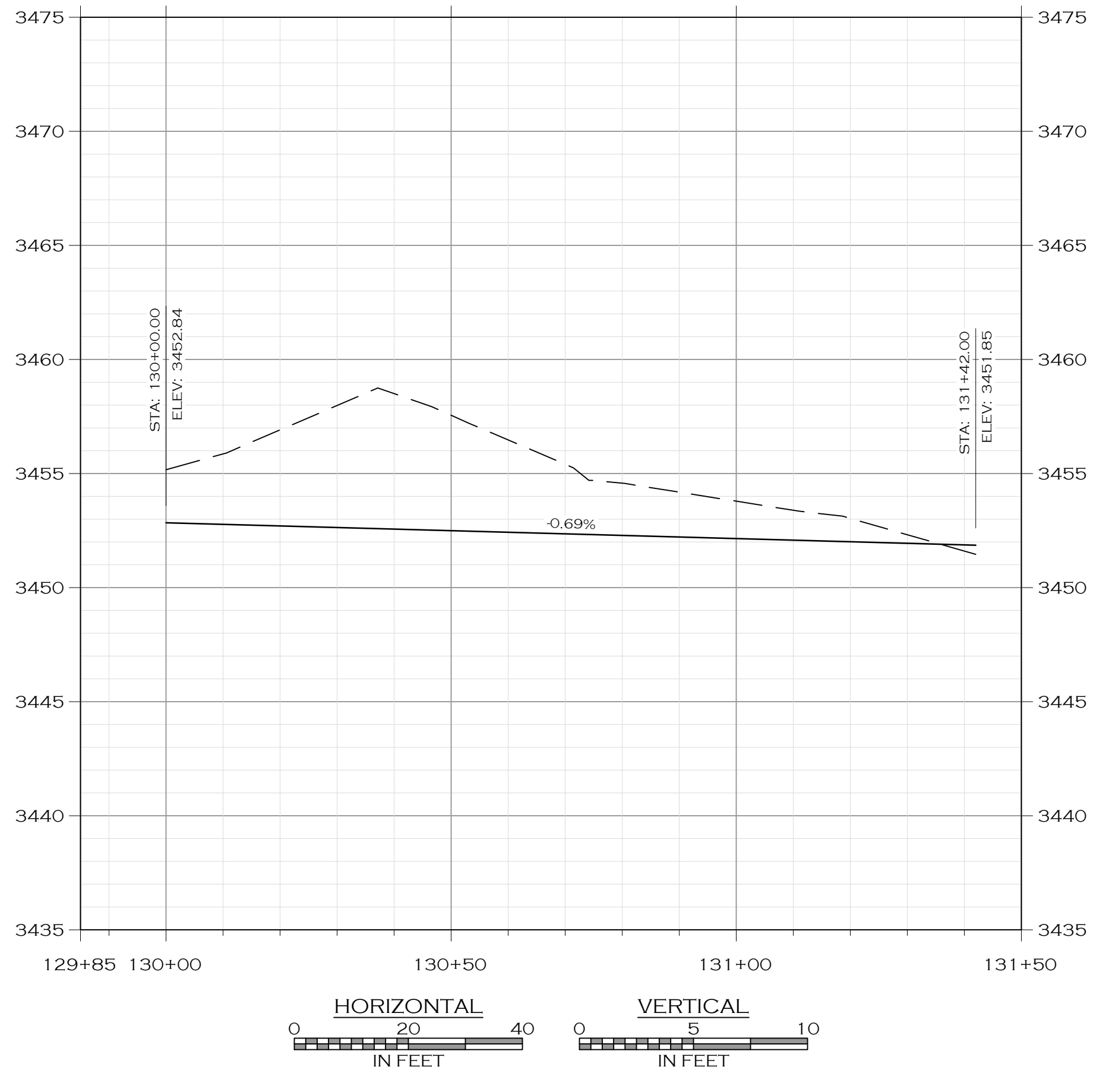
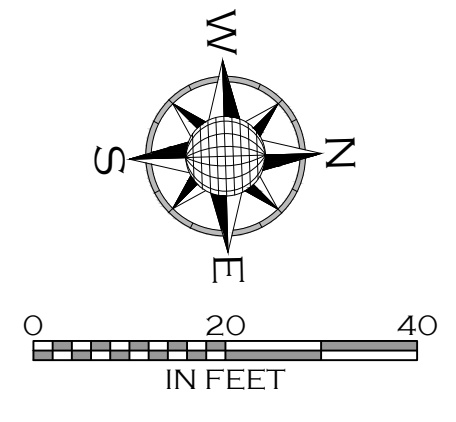
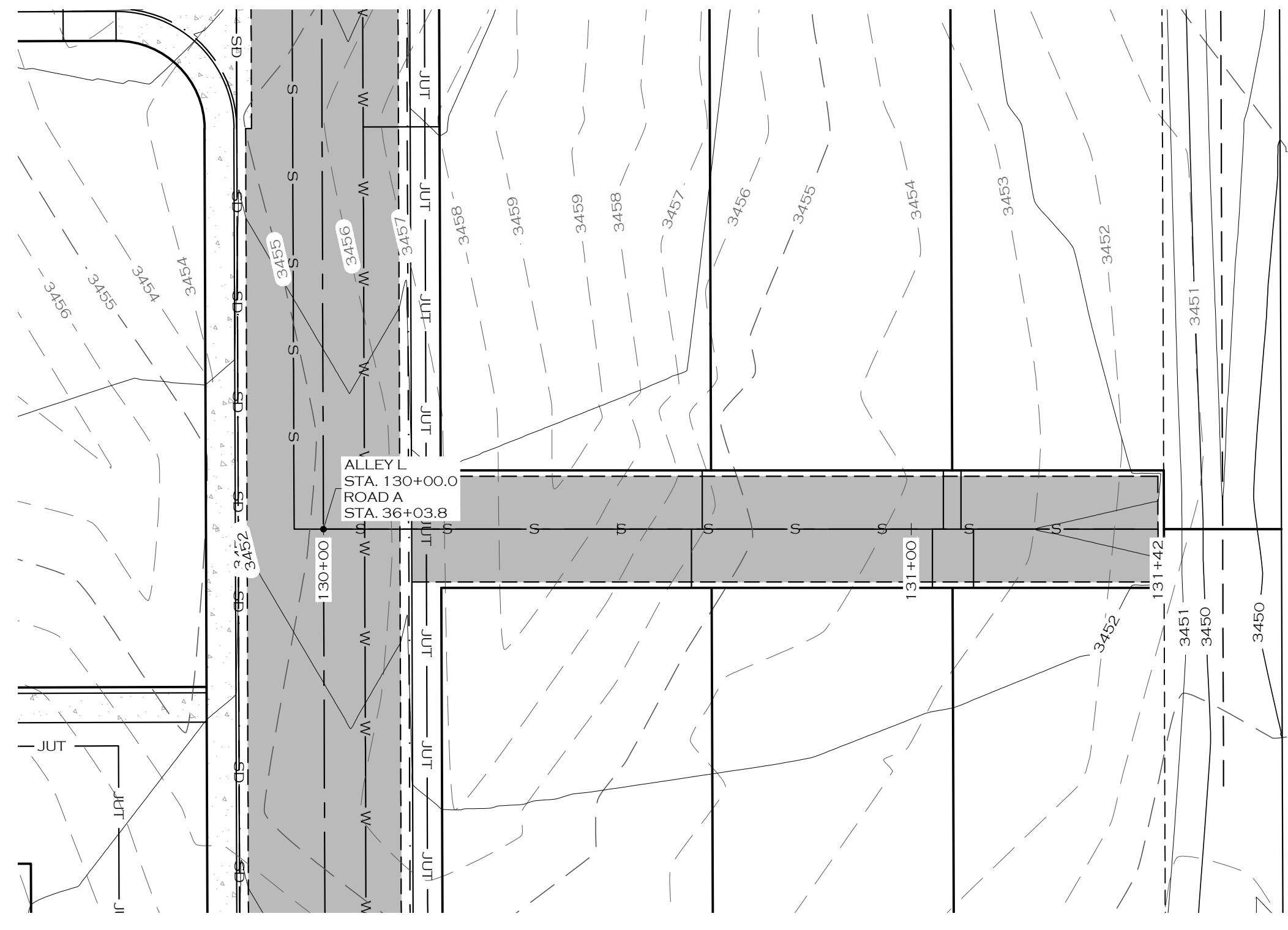
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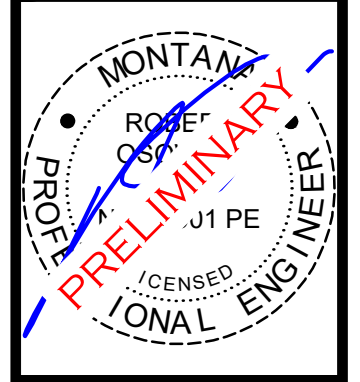
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY K PLAN & PROFILE

C3.20



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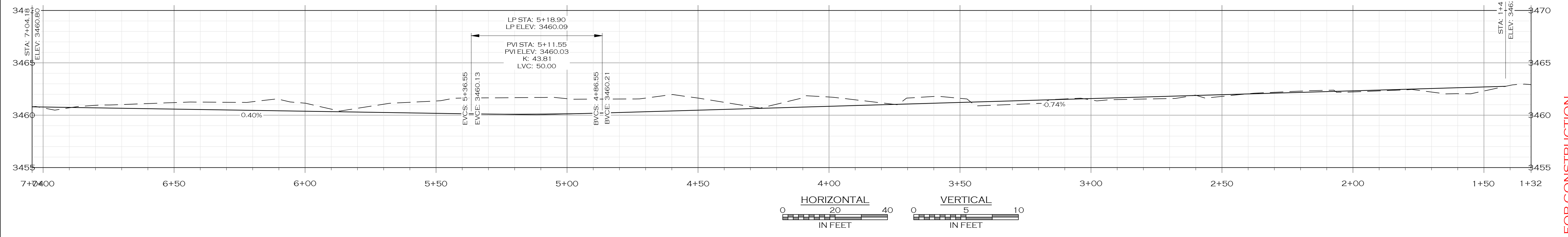
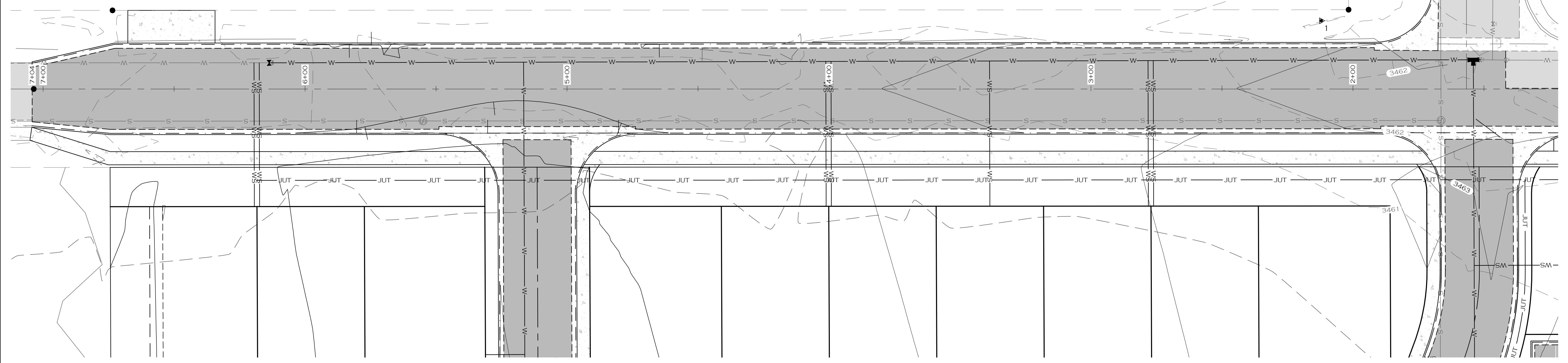
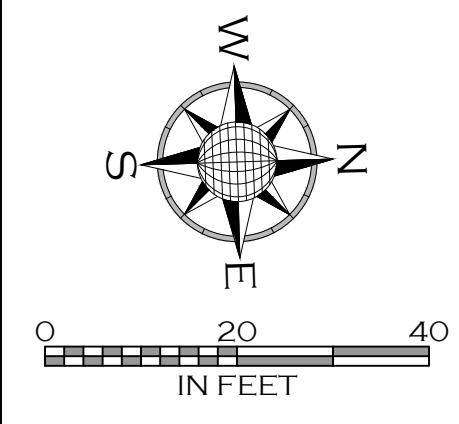
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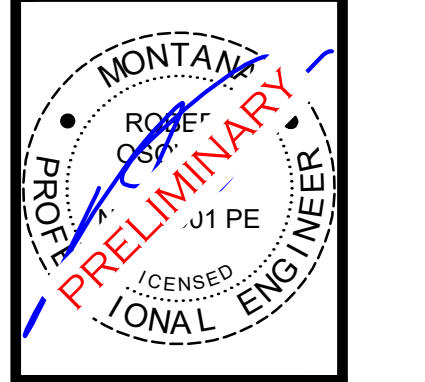
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ALLEY L PLAN & PROFILE

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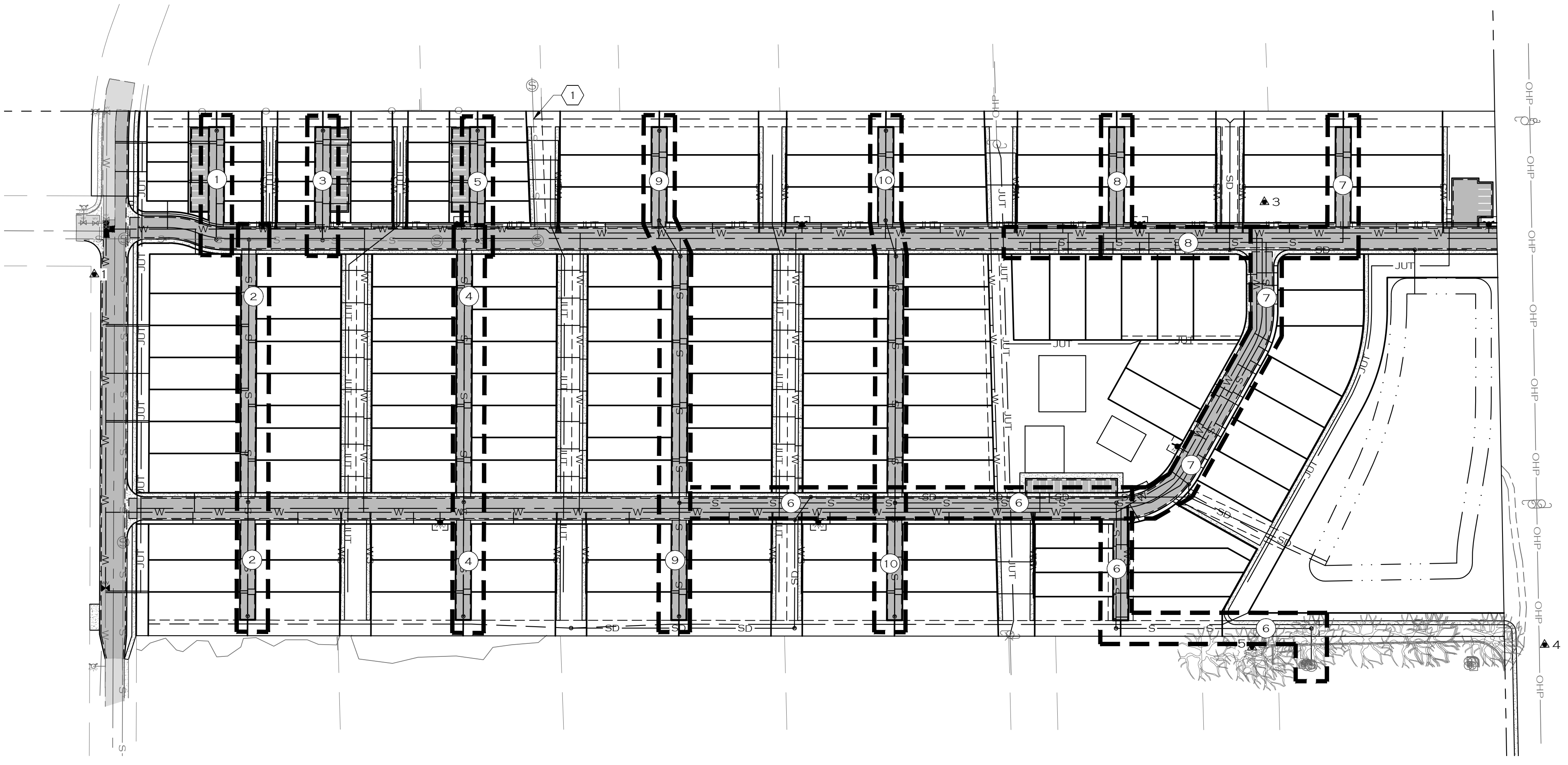
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	ROAD PLAN 46TH ST

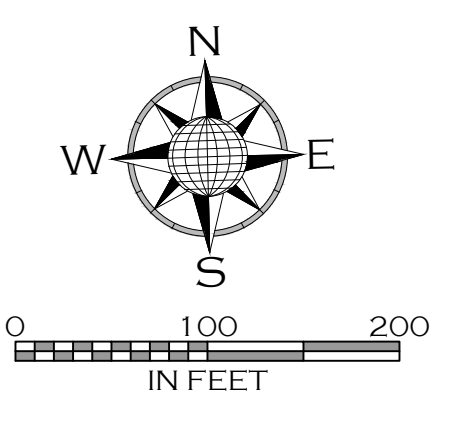
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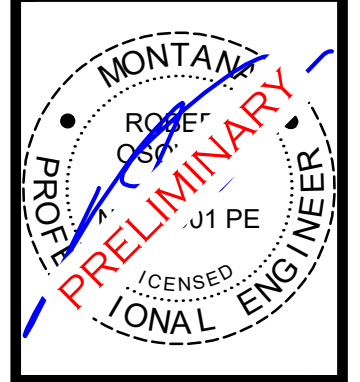
SEWER PLAN & PROFILE INDEX		
INDICATOR	SEWER NAME	PLAN SHEET(S)
①	SEWER A	C4.1
②	SEWER B	C4.2
③	SEWER C	C4.3
④	SEWER D	C4.4
⑤	SEWER E	C4.5
⑥	SEWER F	C4.6 - C4.8
⑦	SEWER G	C4.9 - C4.10
⑧	SEWER H	C4.11
⑨	SEWER I	C4.12 - 4.13
⑩	SEWER J	C4.14 - C4.15

KEY NOTES

① 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



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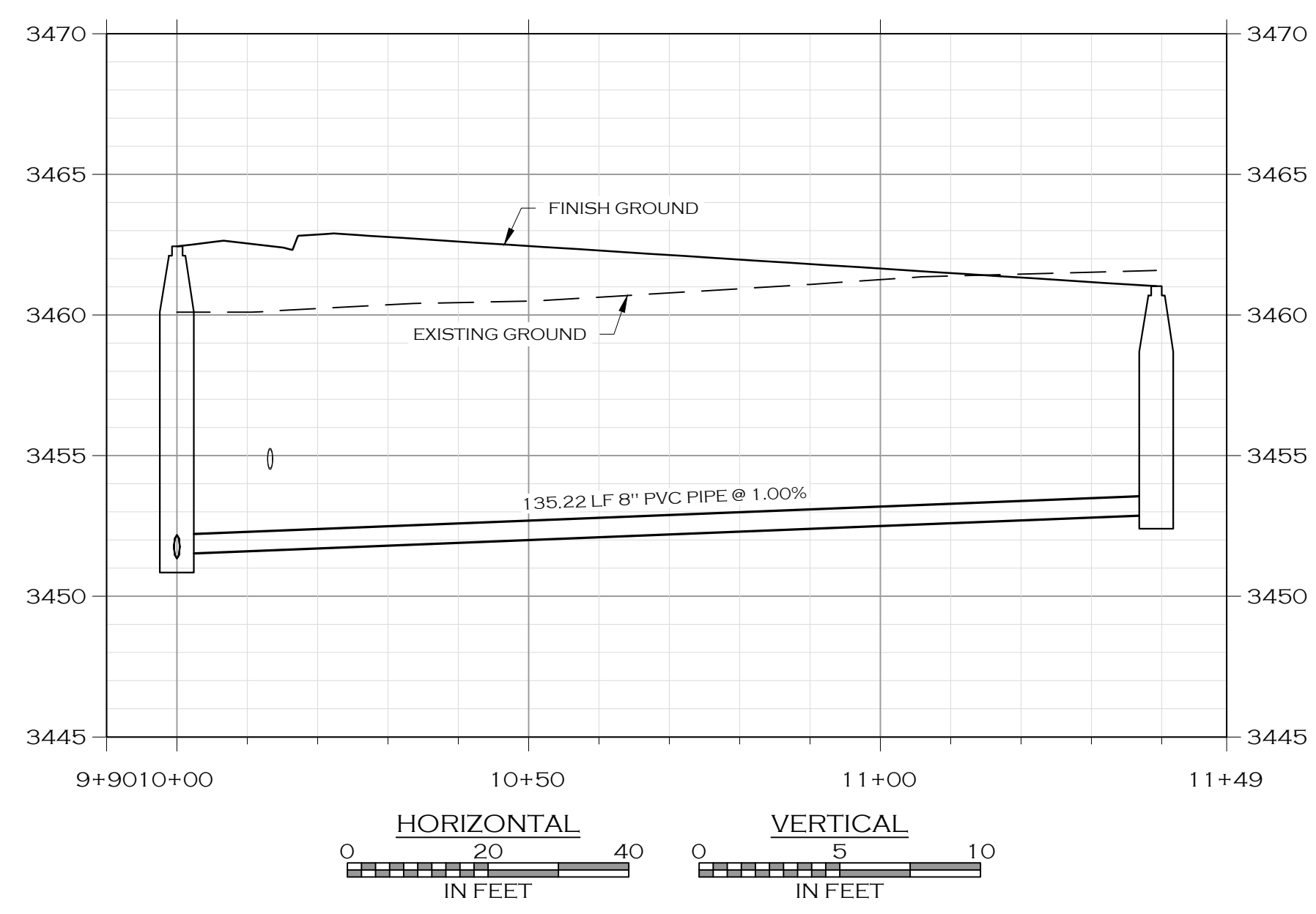
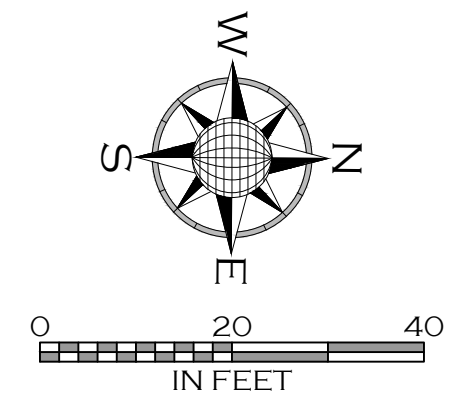
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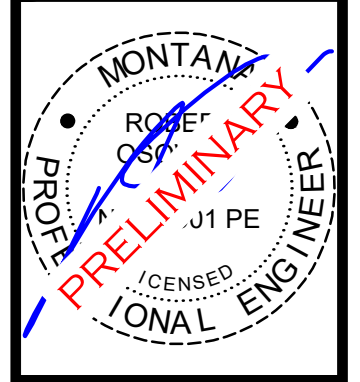
GREAT FALLS	MONTANA
MEADOWVIEW VILLAGE	SEWER OVERALL

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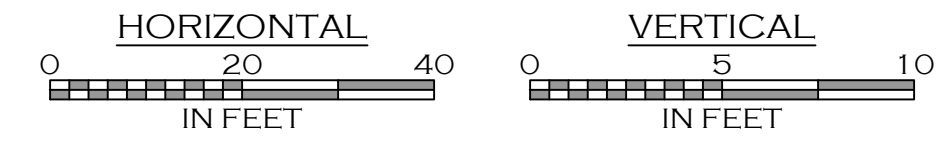
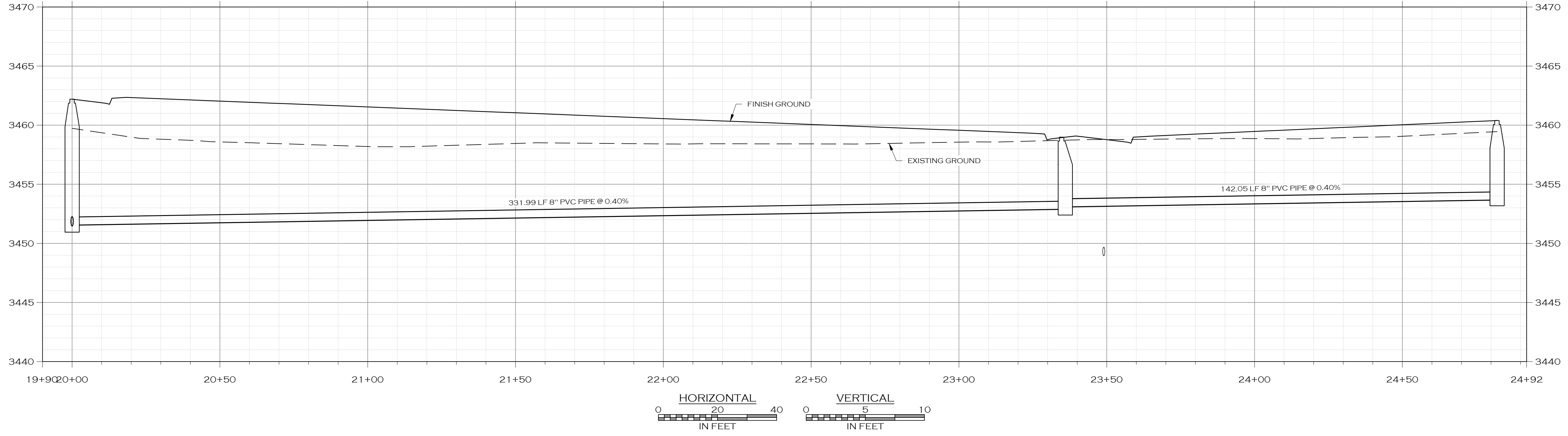
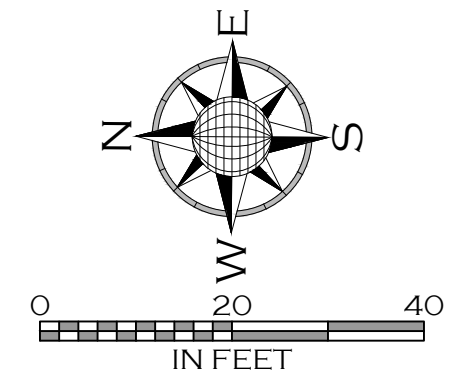
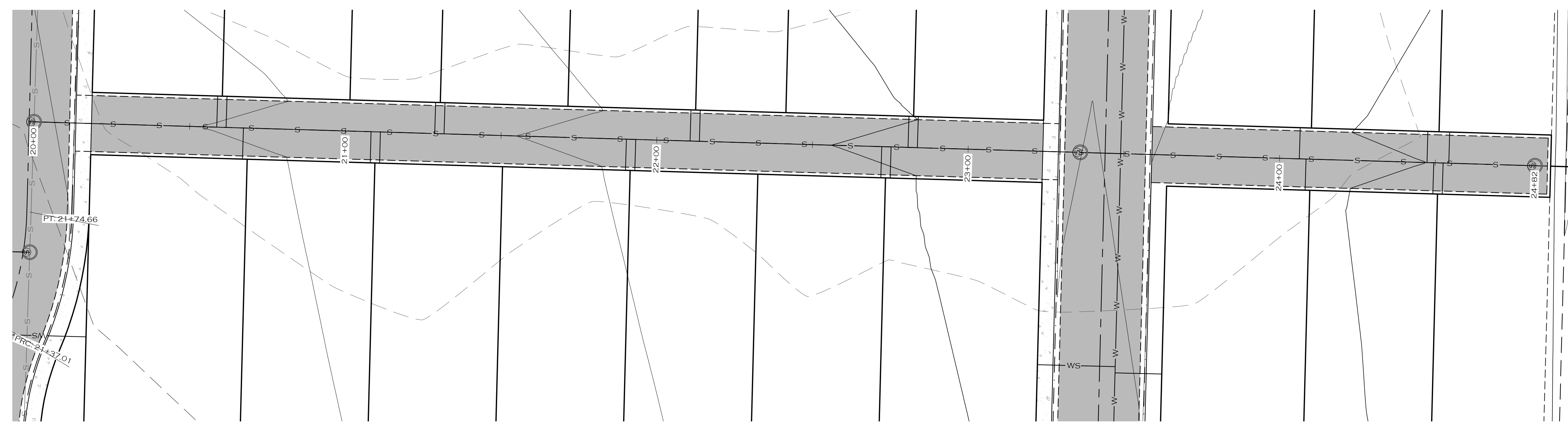
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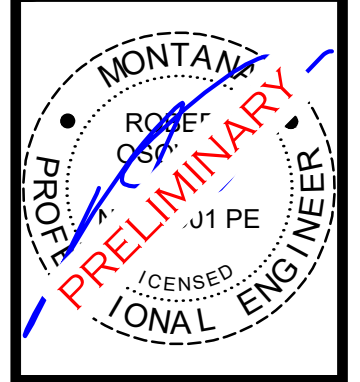
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER A PLAN AND PROFILE		



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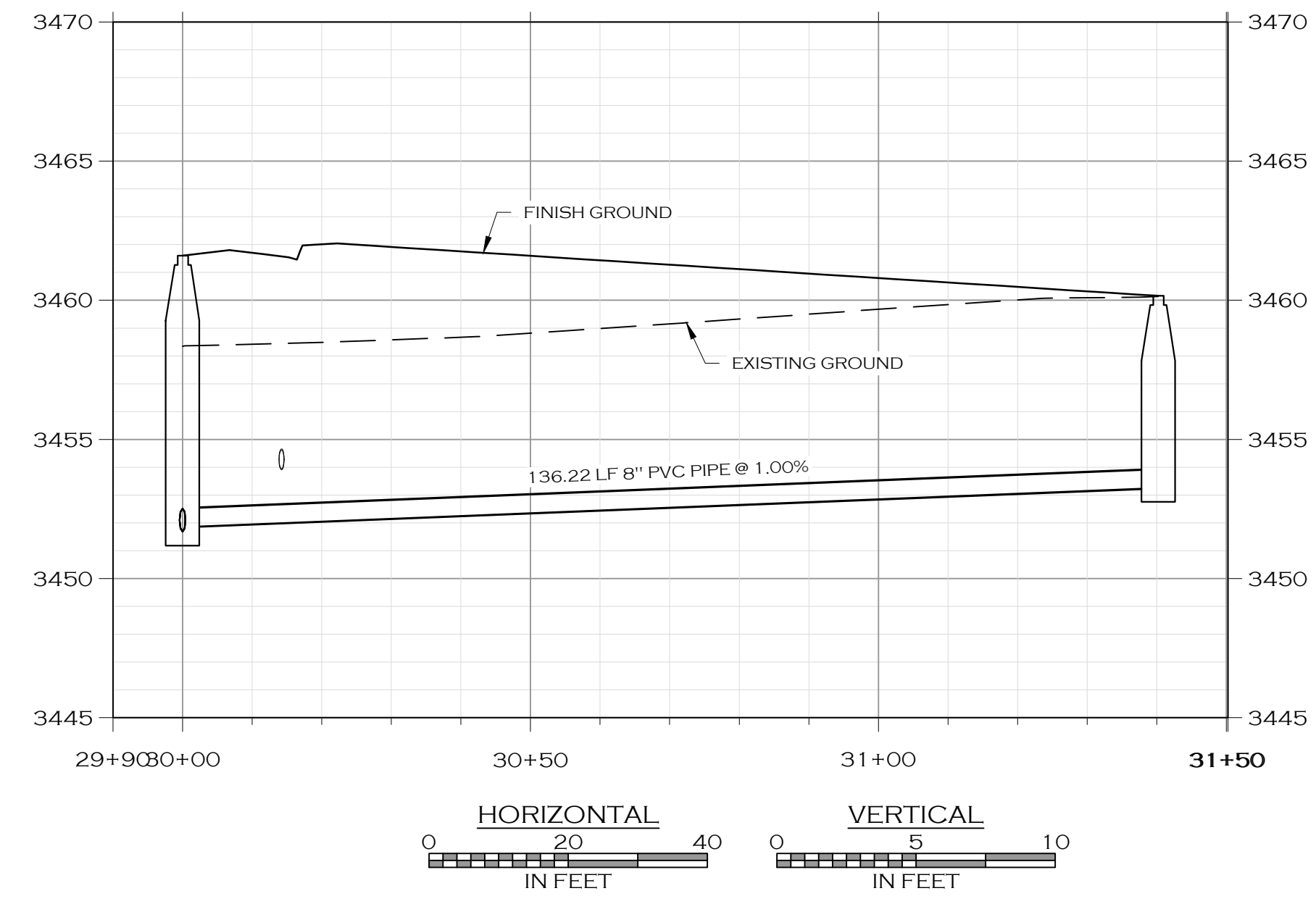
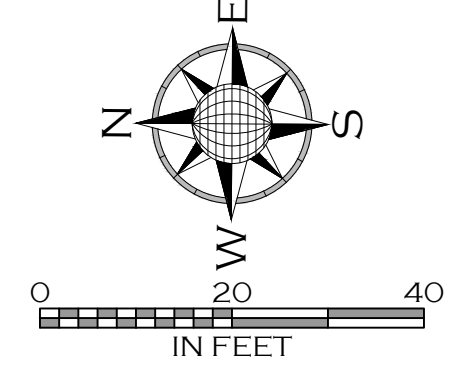
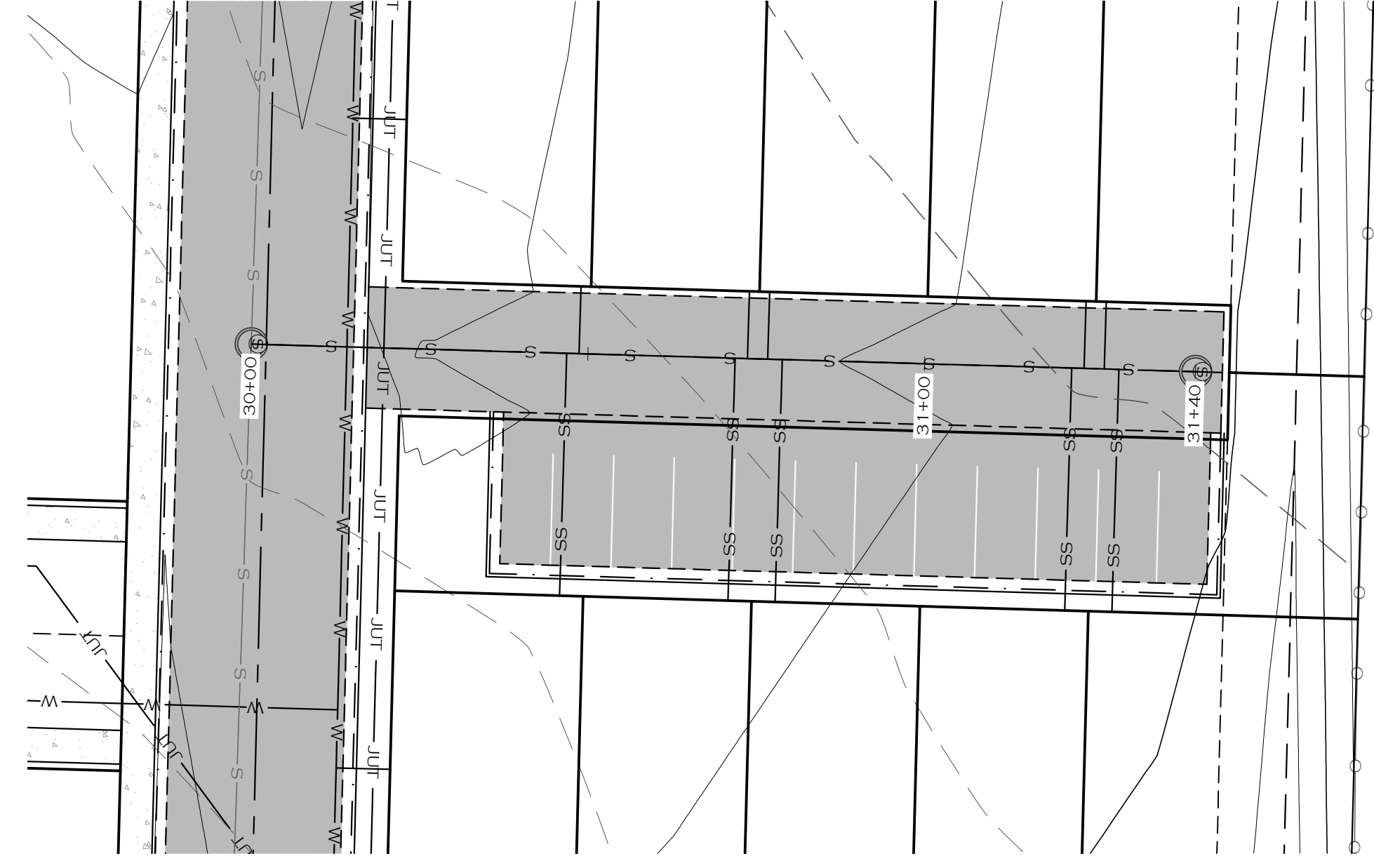
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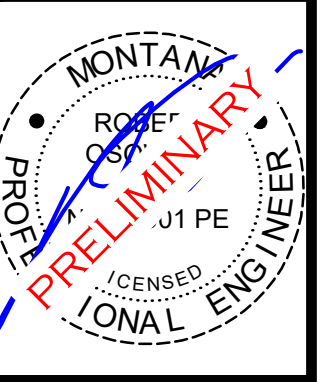
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER B PLAN AND PROFILE		

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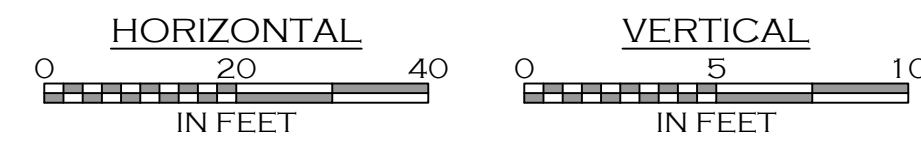
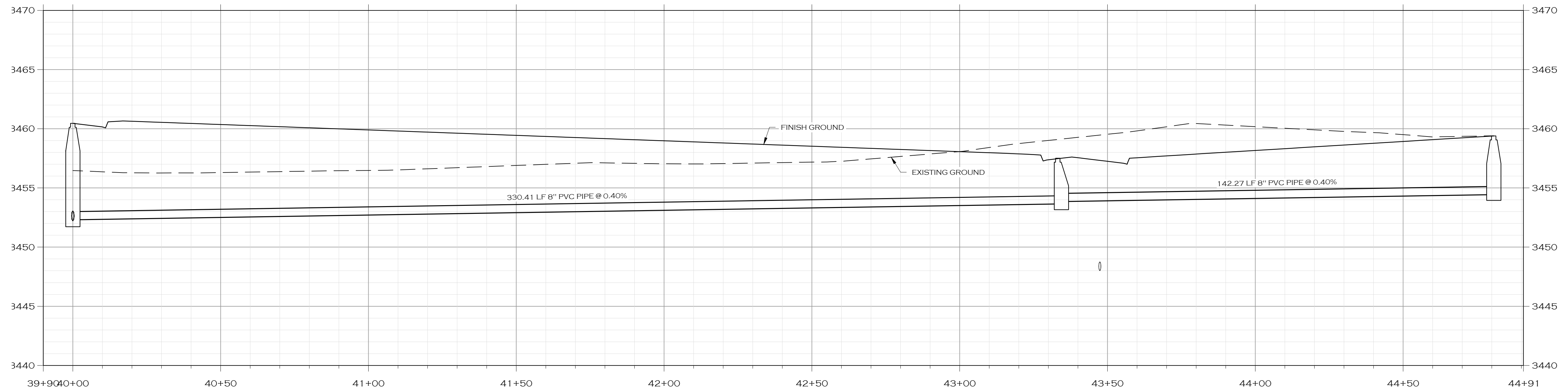
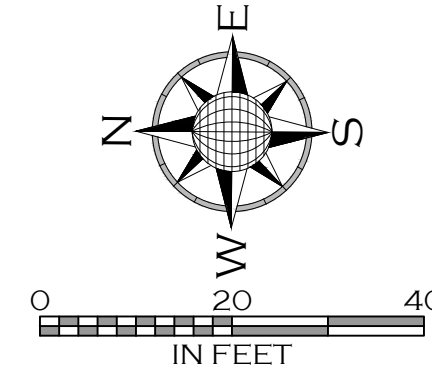
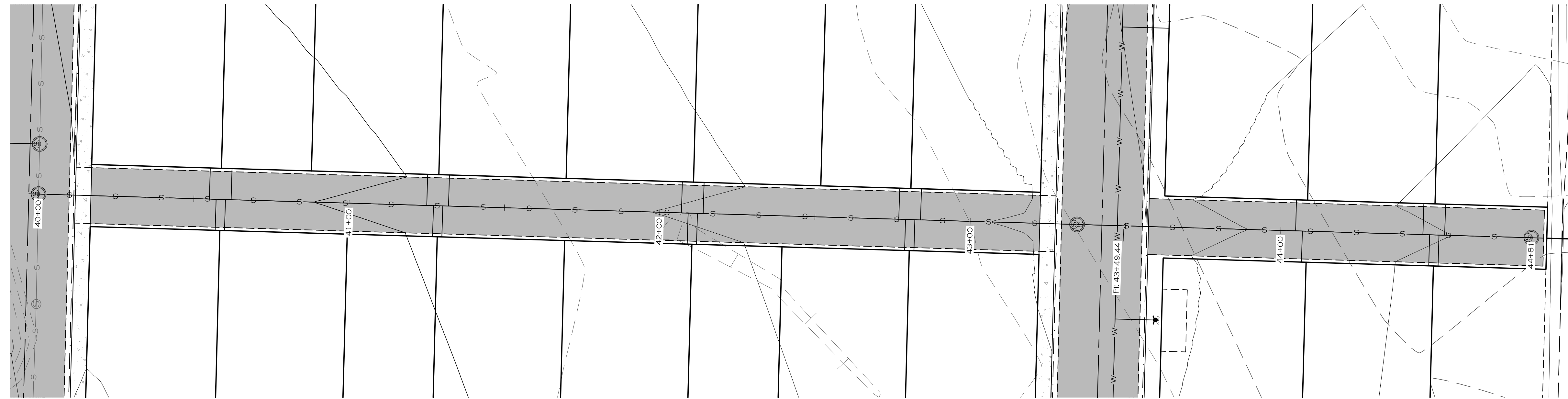
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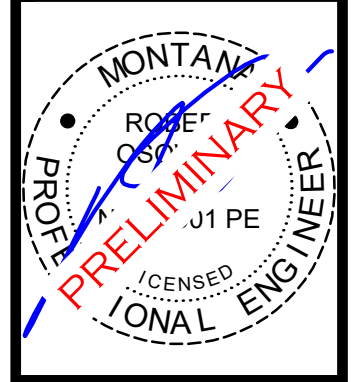
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
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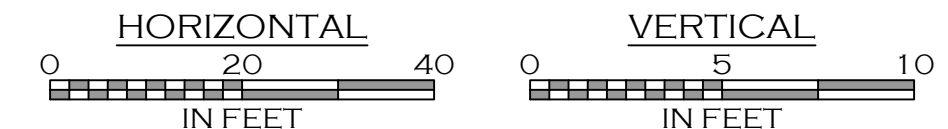
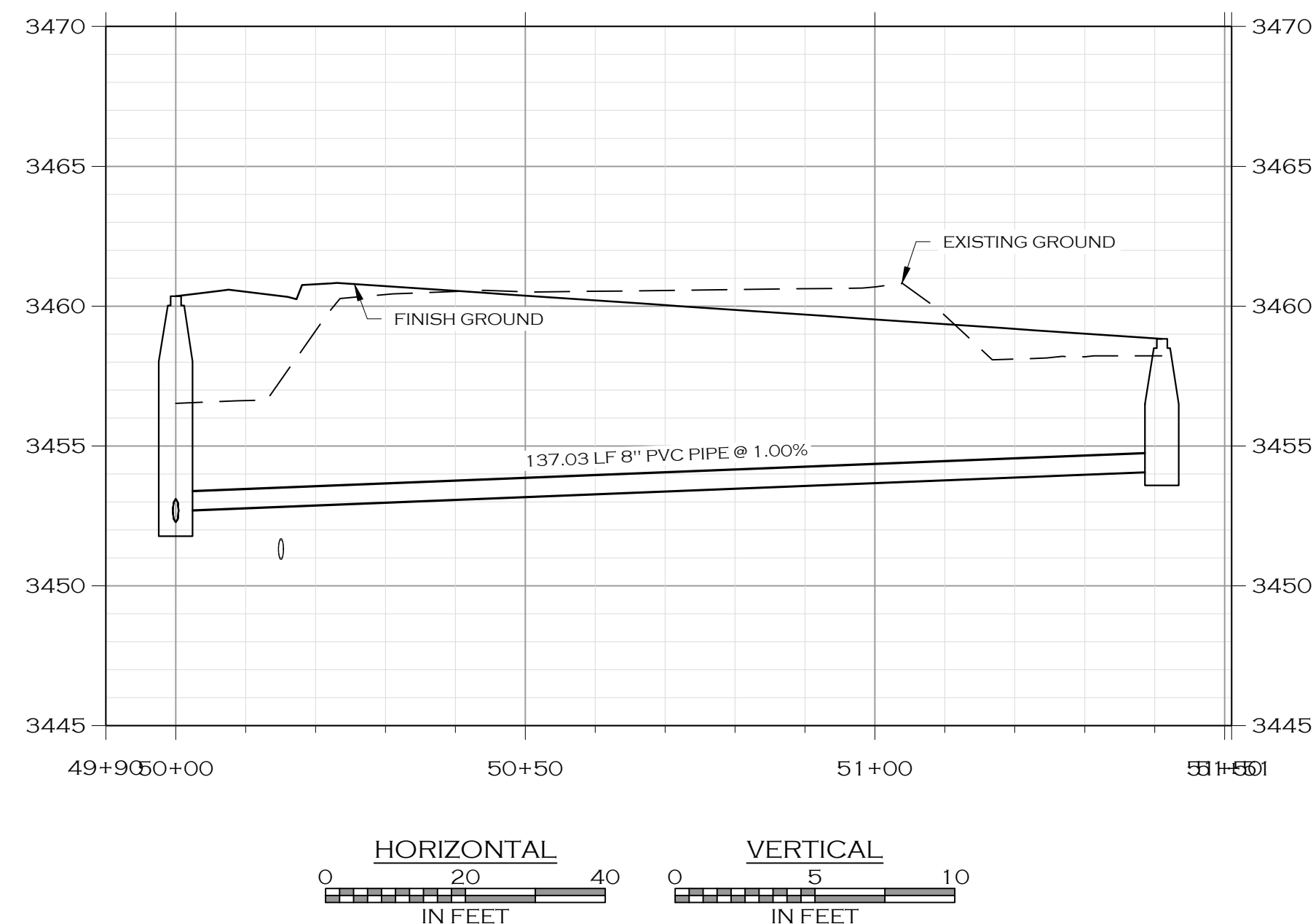
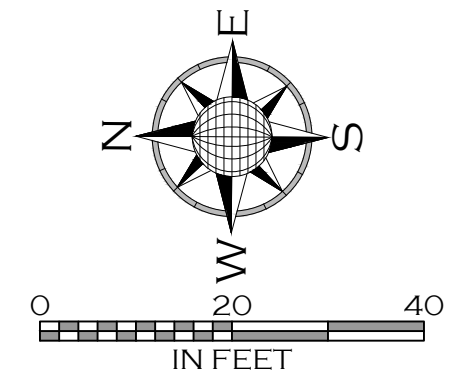
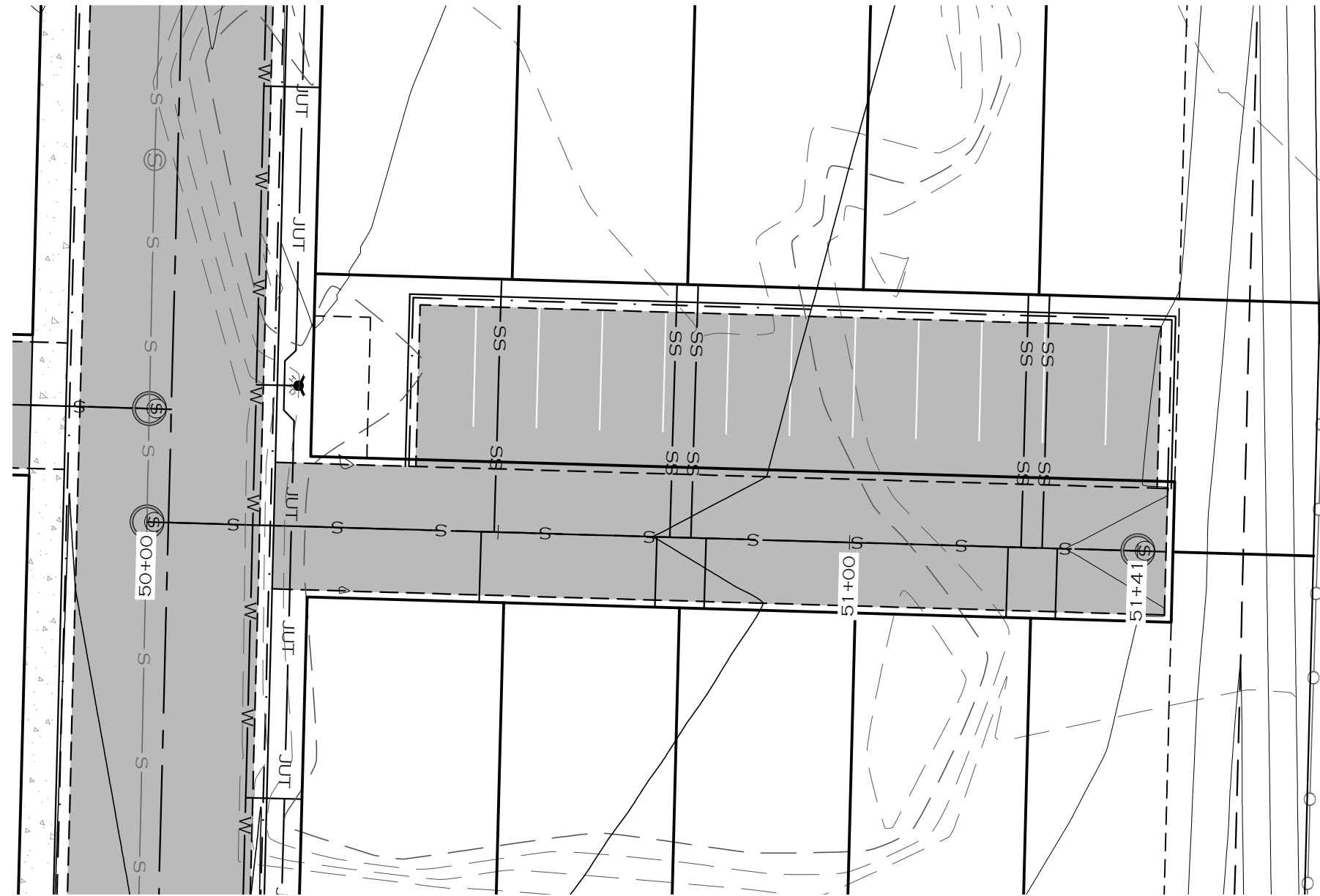


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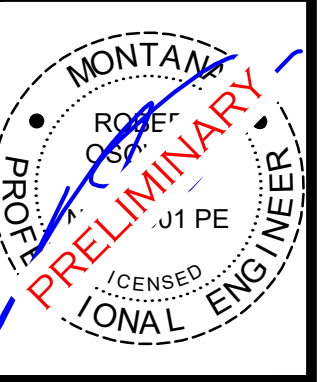
GREAT FALLS	MONTANA
MEADOWVIEW VILLAGE	SEWER D PLAN AND PROFILE

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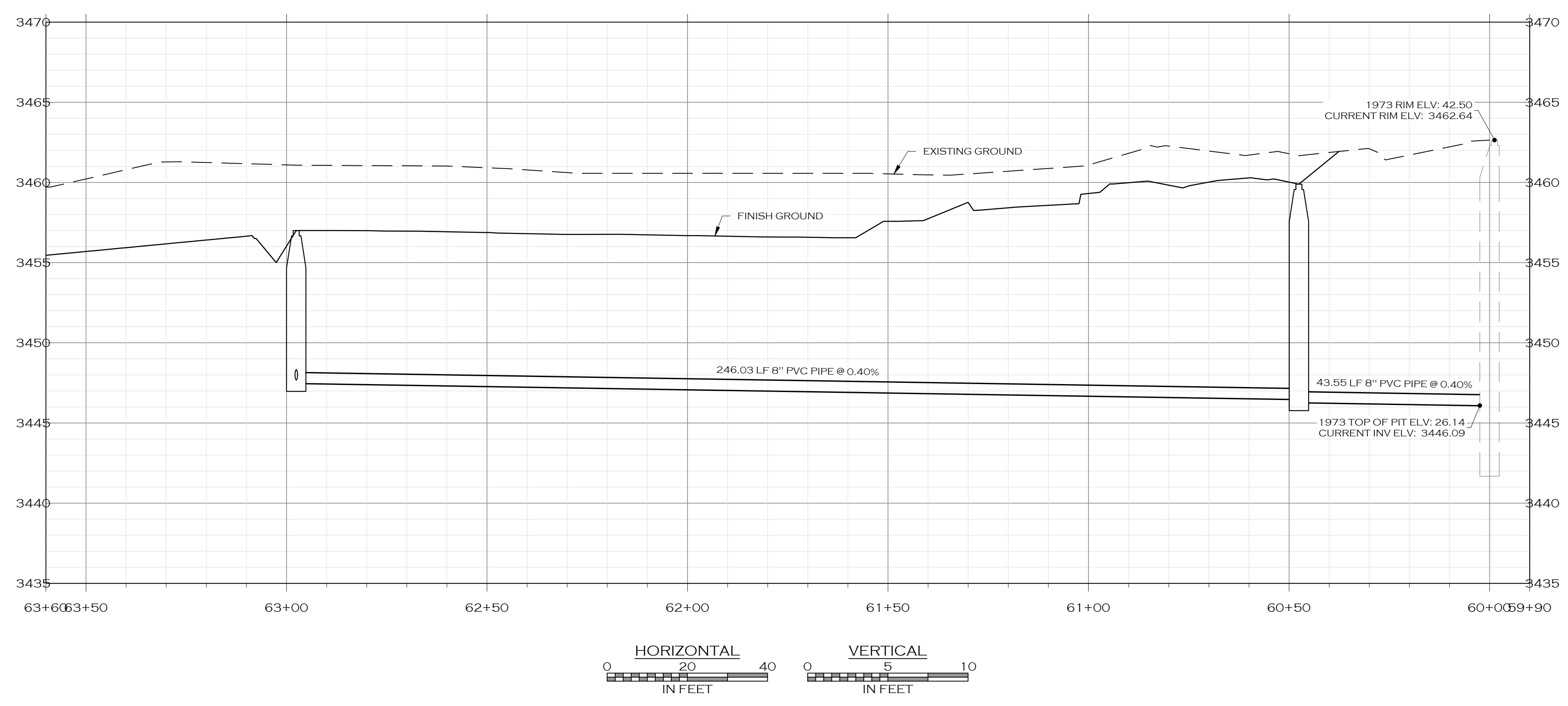
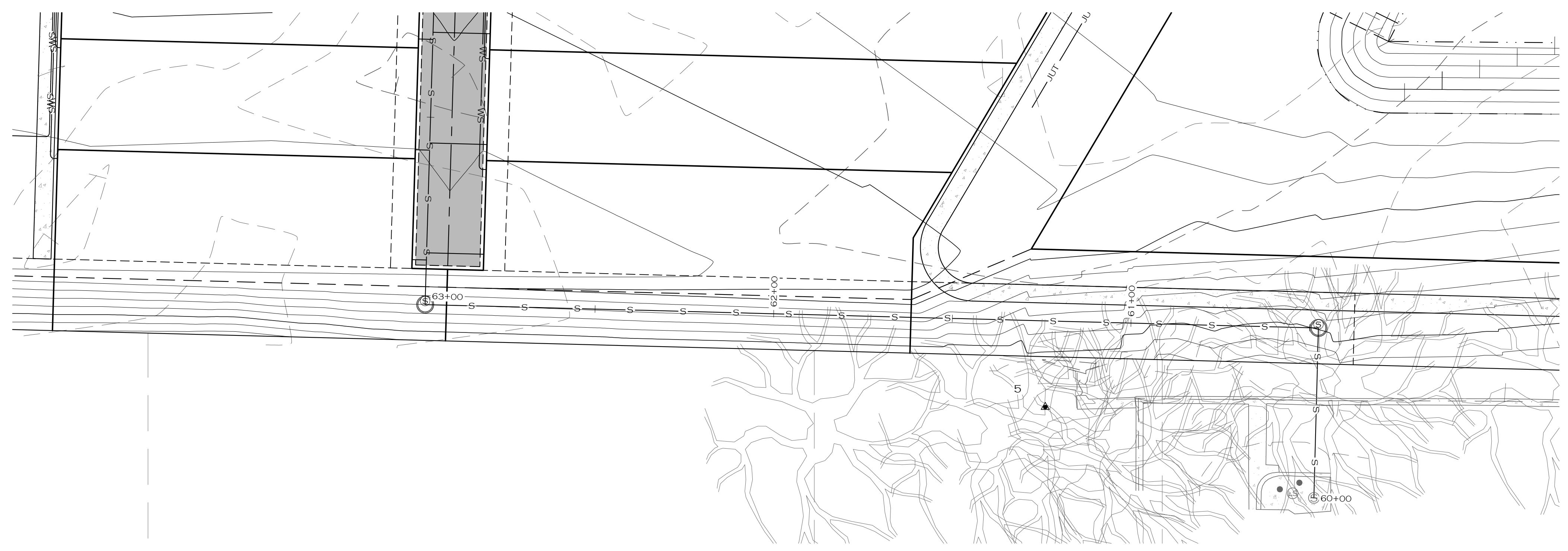


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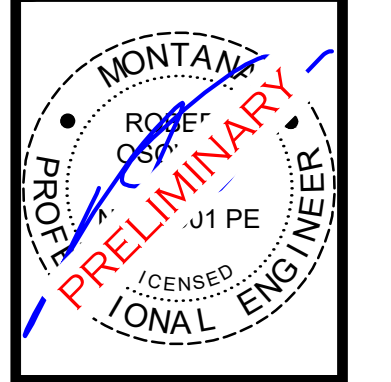
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SEWER E PLAN AND PROFILE		

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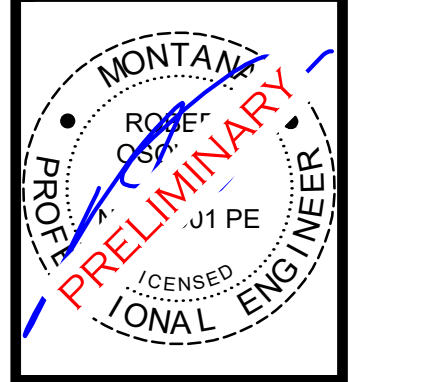
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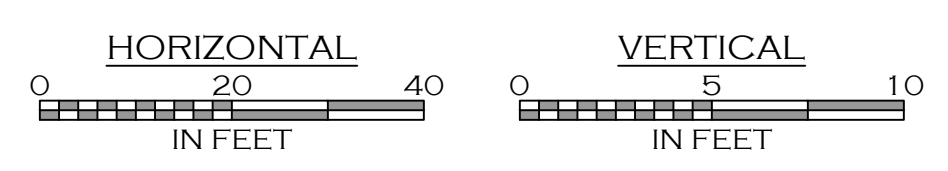
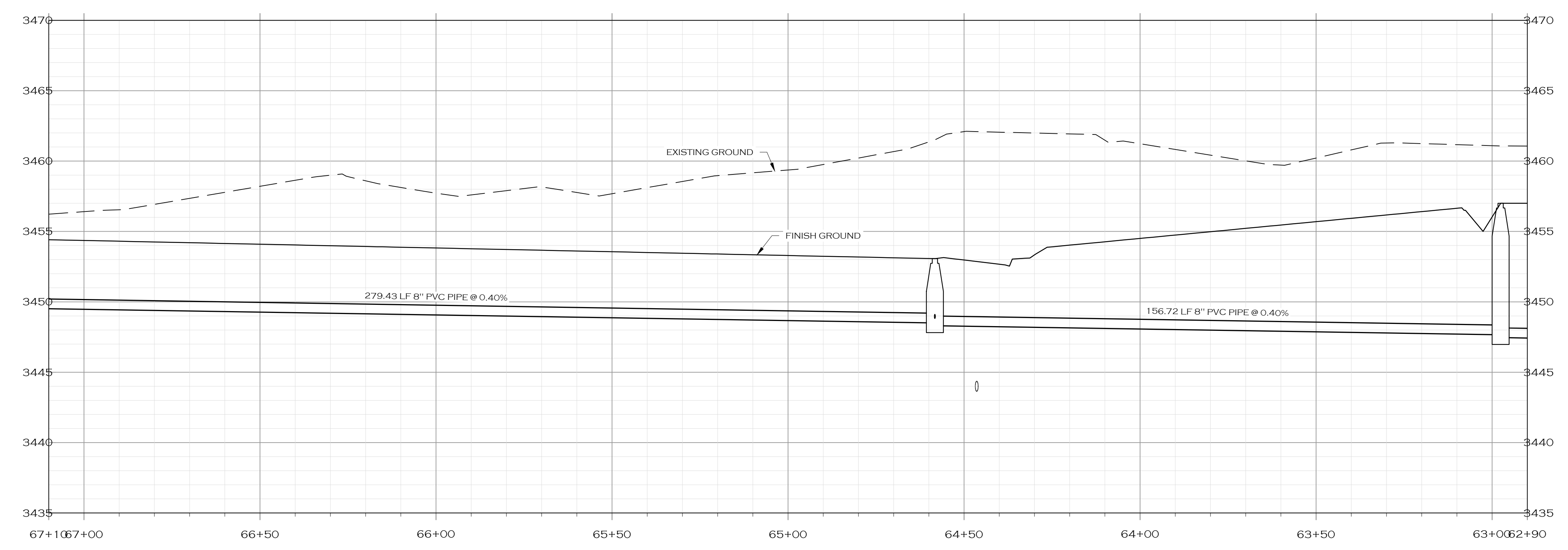
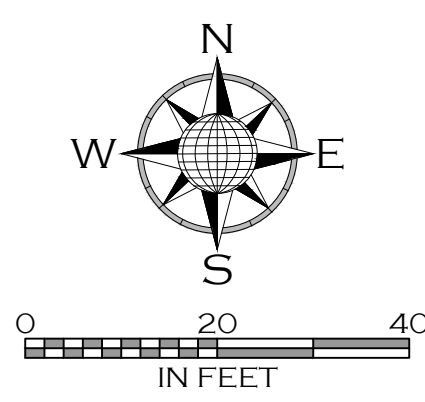
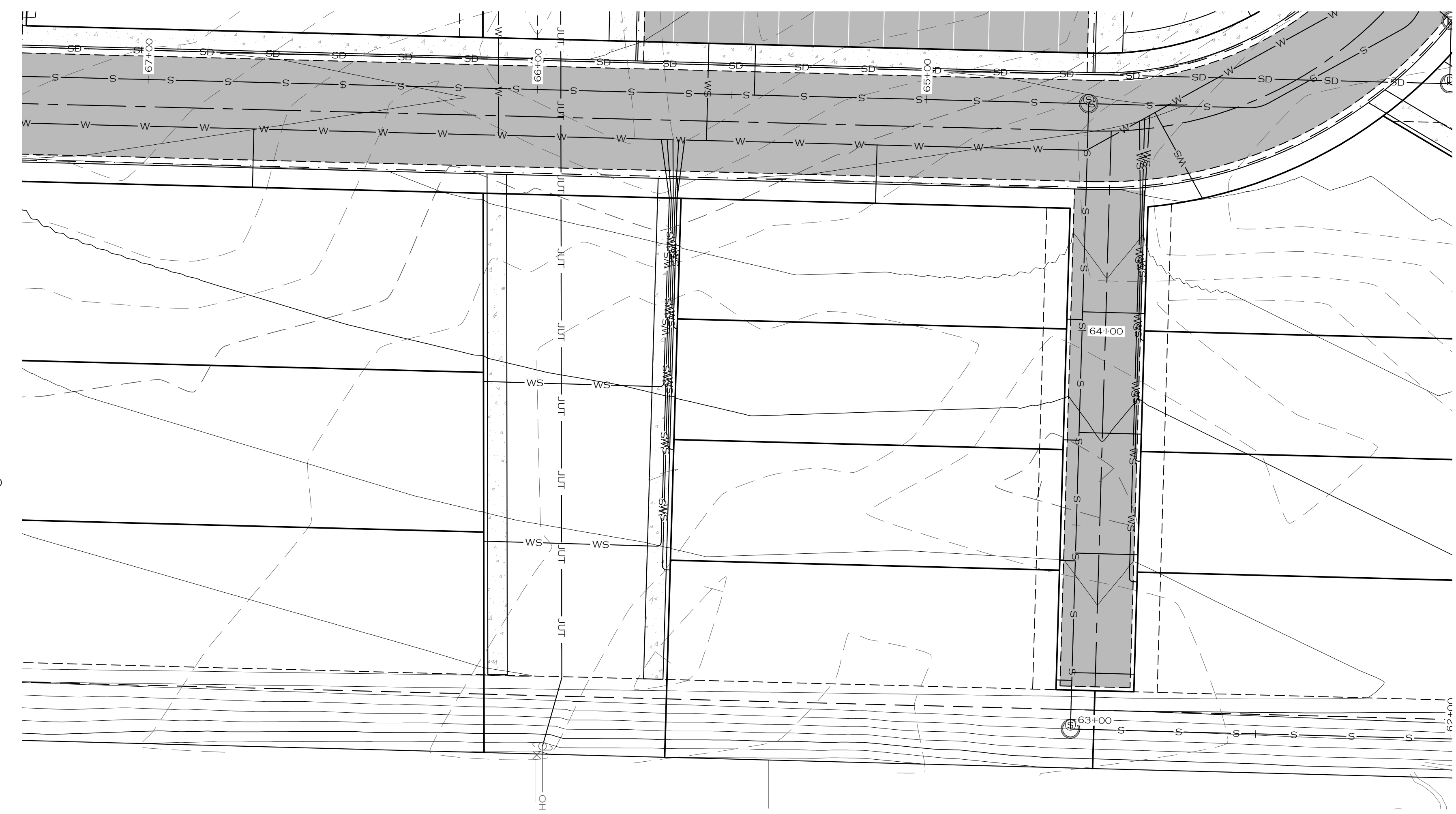
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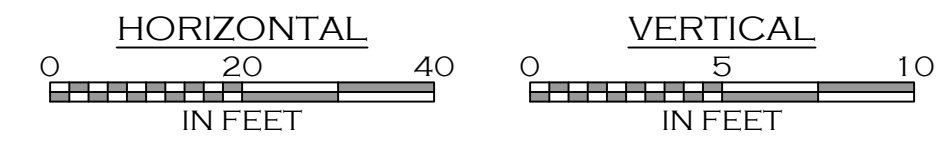
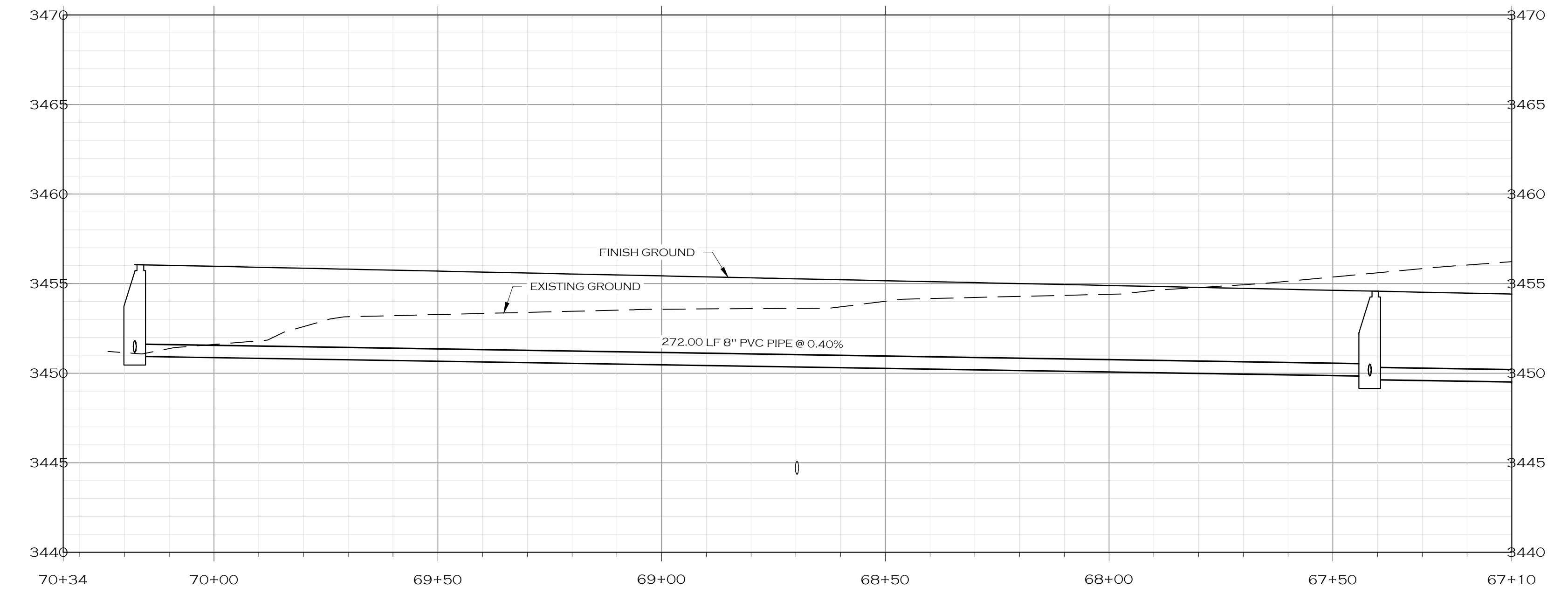
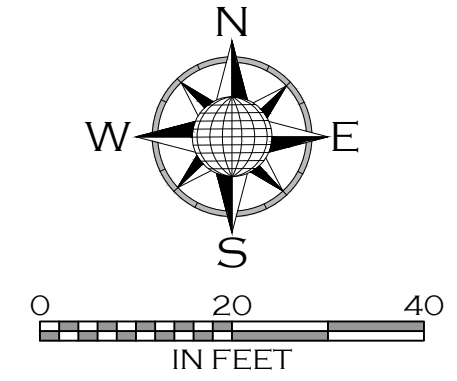
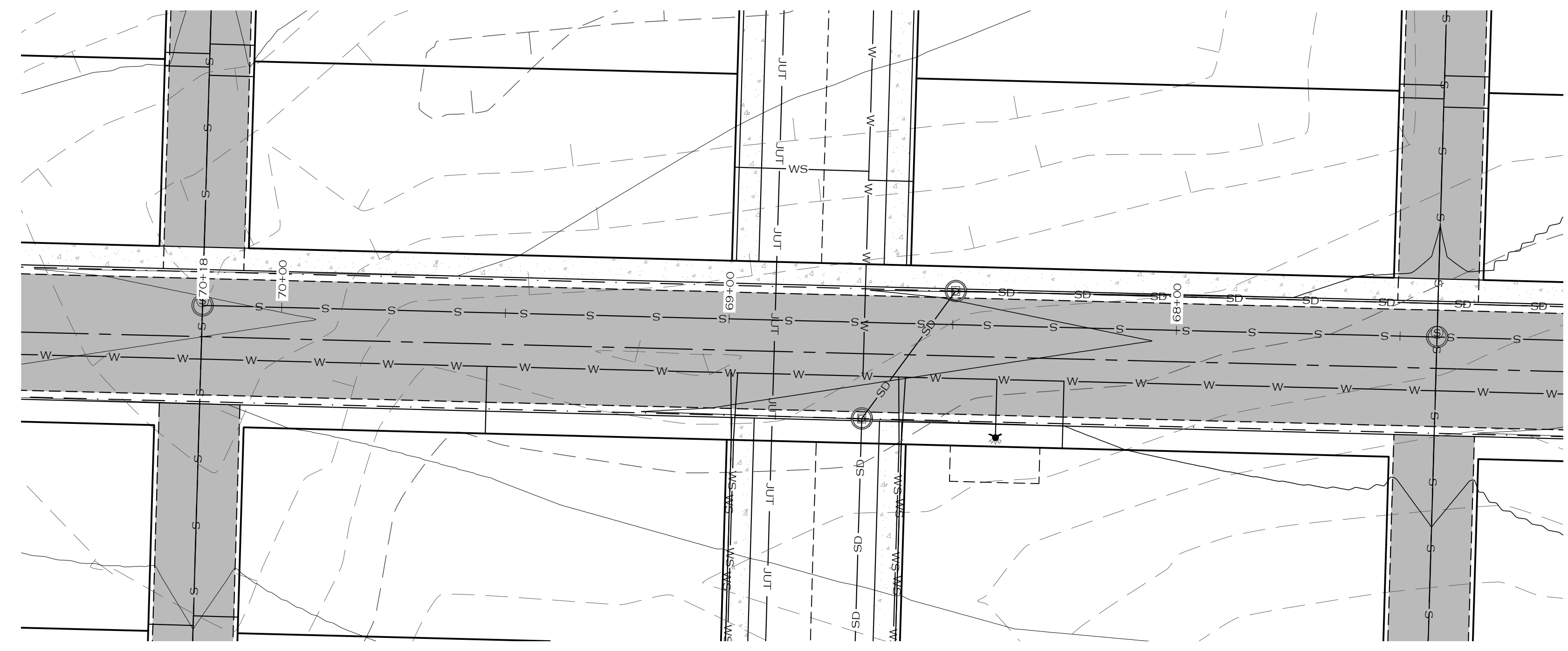
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MONTANA
MEADOWVIEW VILLAGE
GREAT FALLS
SEWER F PLAN AND PROFILE 2

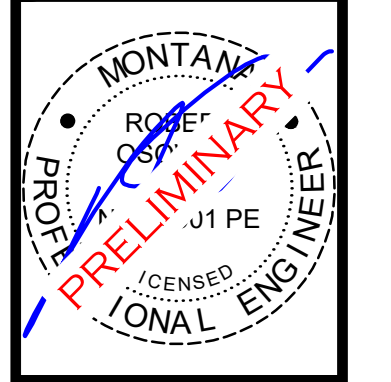
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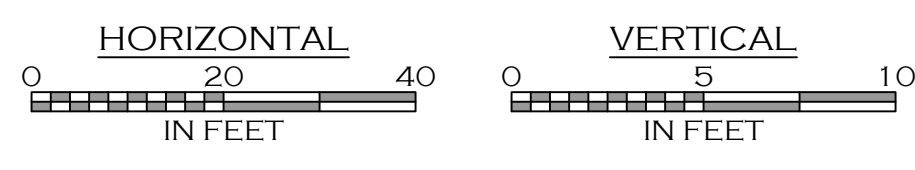
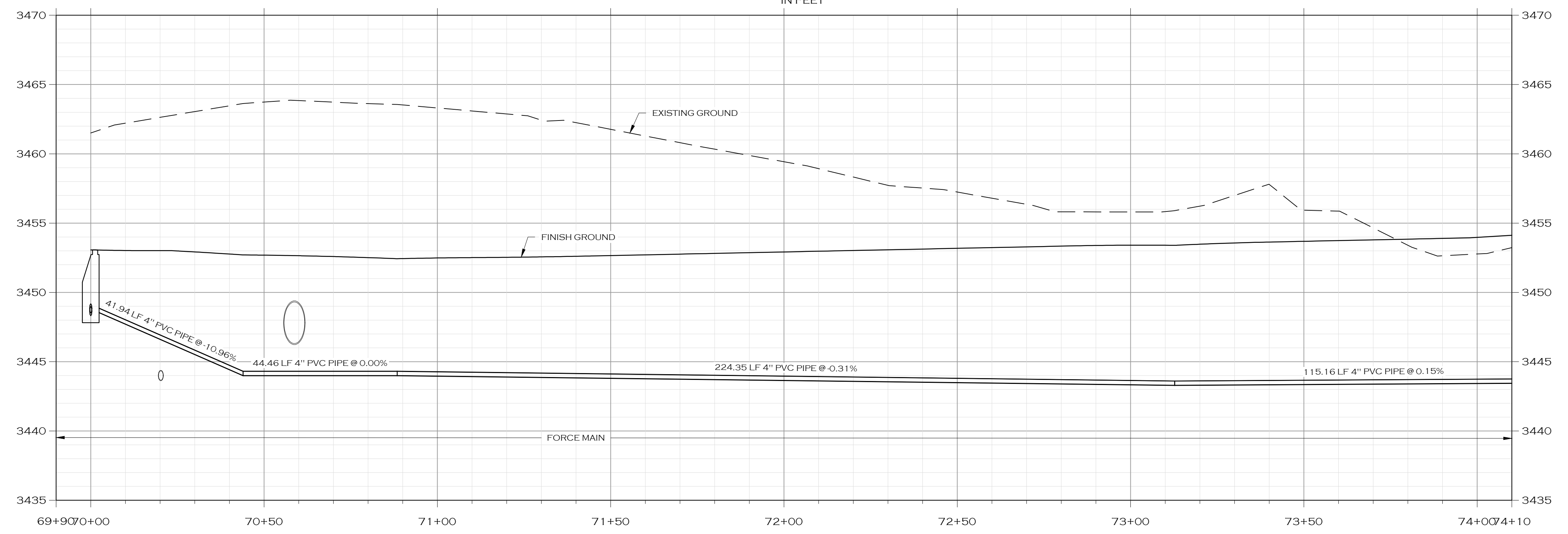
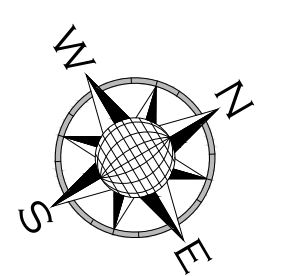
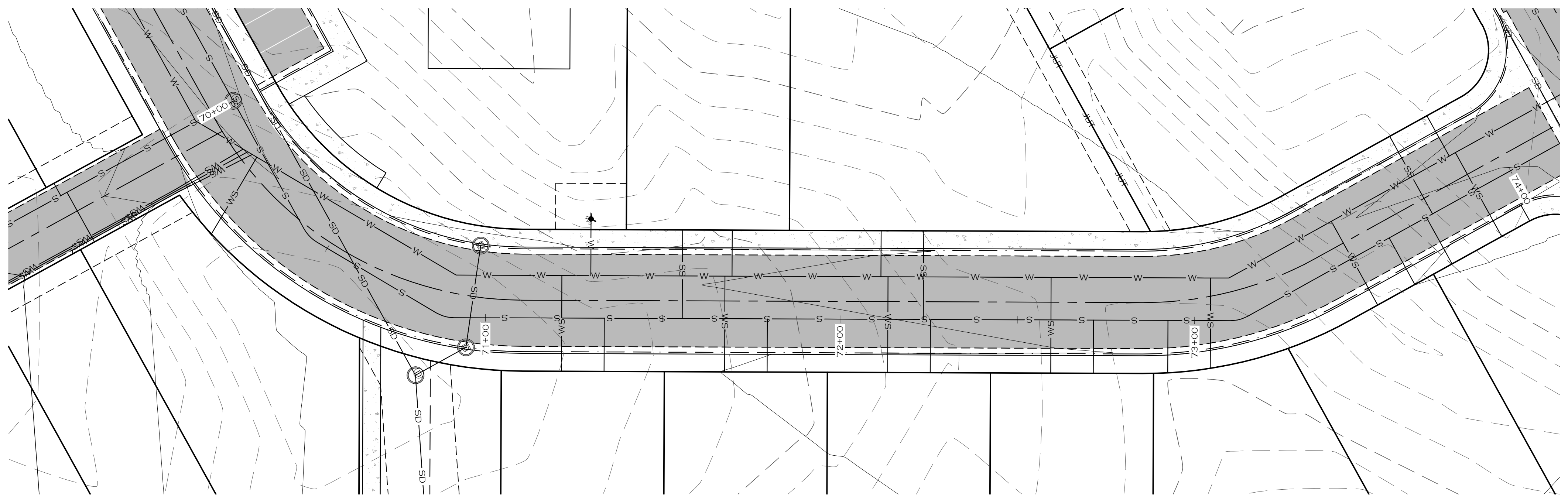
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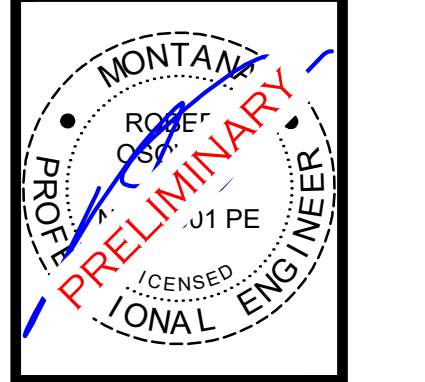
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER F PLAN AND PROFILE 3		

C4.8

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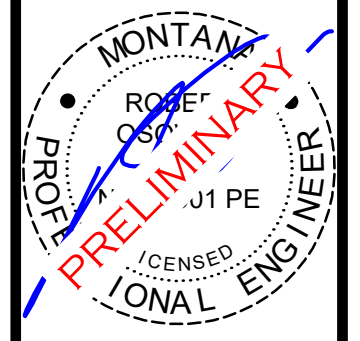
JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



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MEADOWVIEW VILLAGE
 GREAT FALLS
 MONTANA
 SEWER G PLAN AND PROFILE 1



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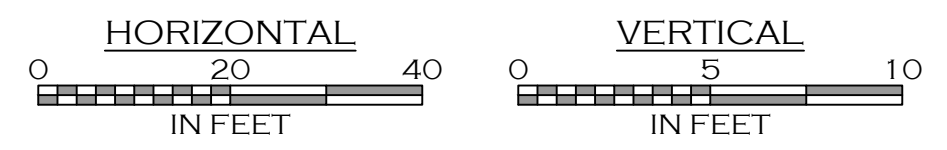
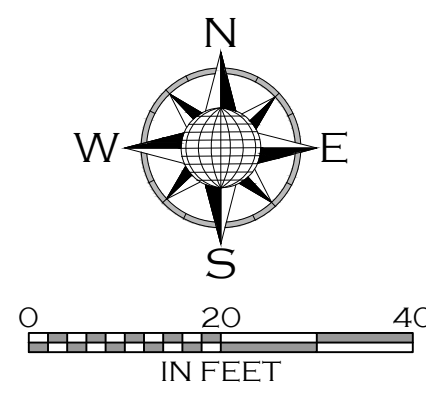
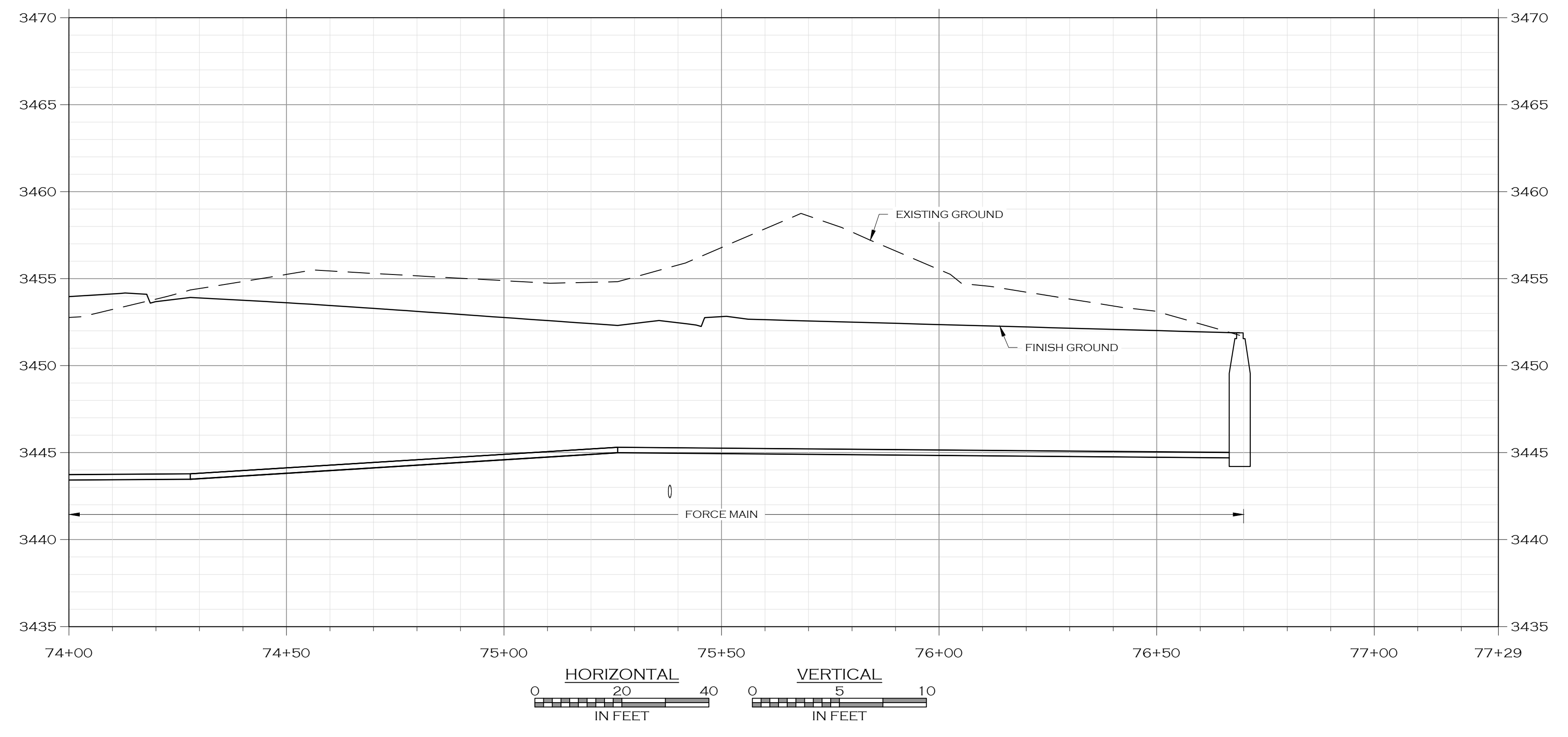
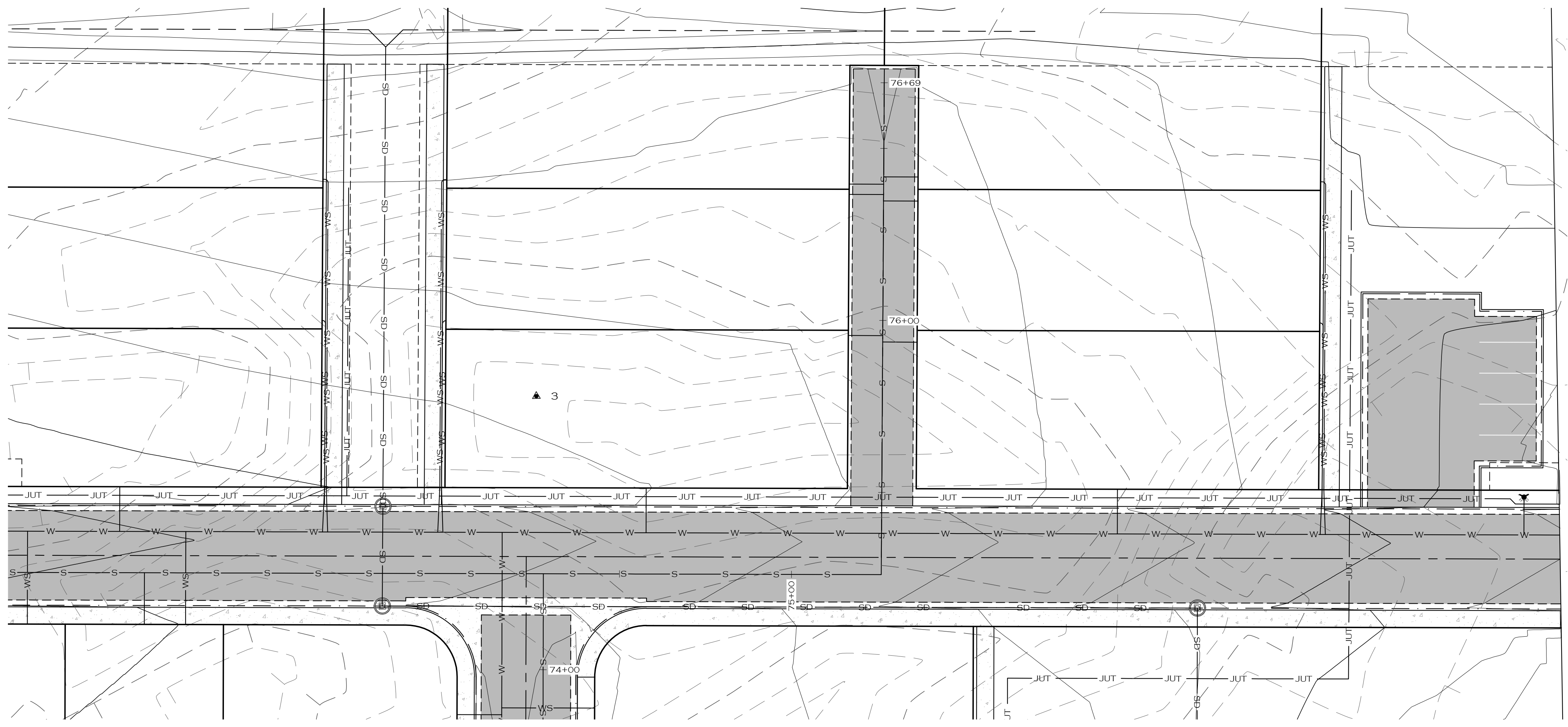
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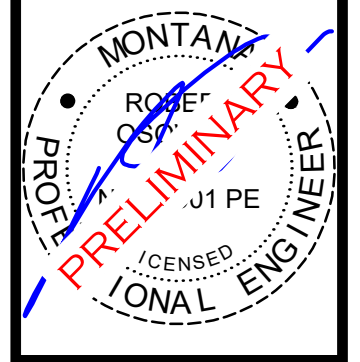
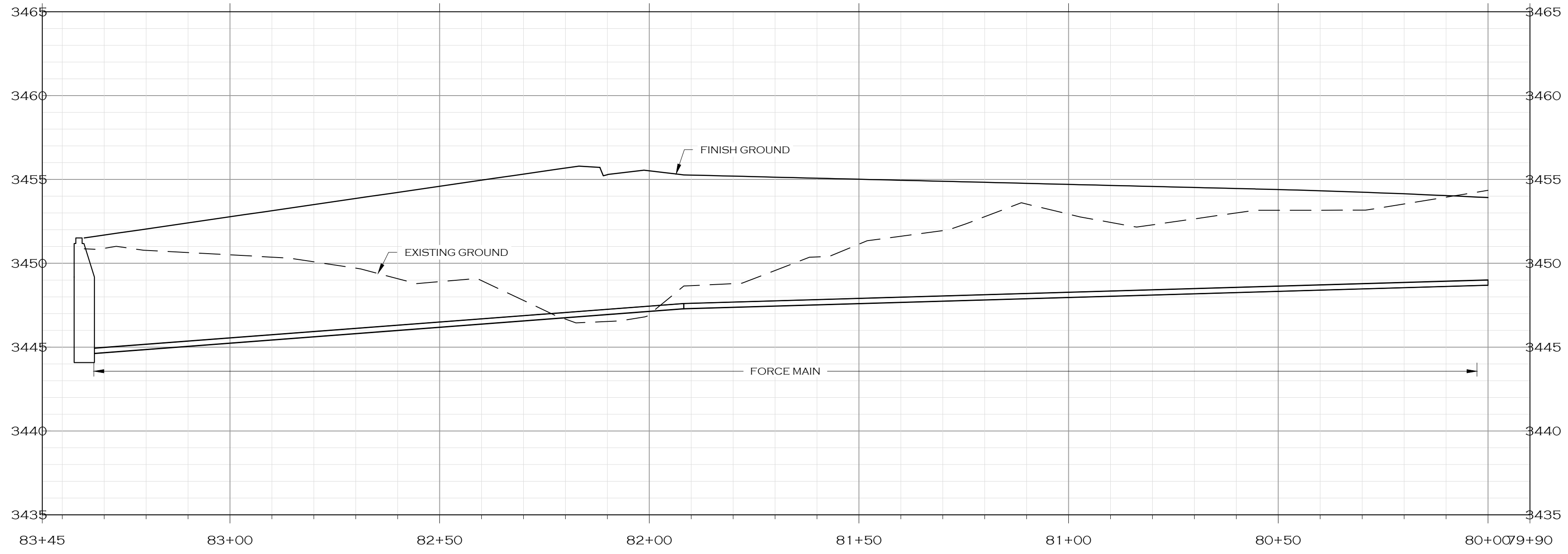
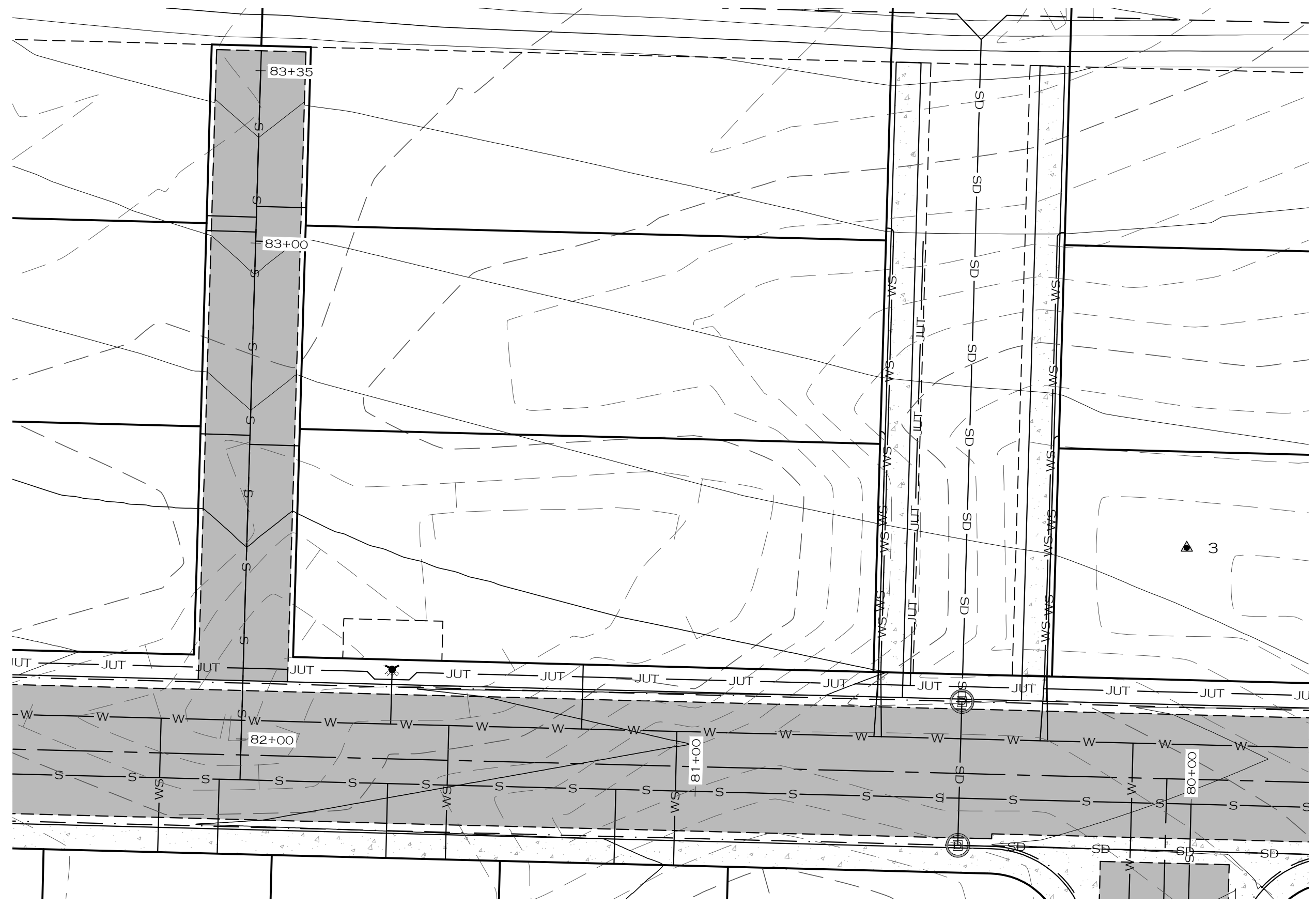
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER G PLAN AND PROFILE 2		

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C4.10

SEWER G PNP 2.DWG PLOTTED BY ROBERT OSOWSKI ON APR/03/2025





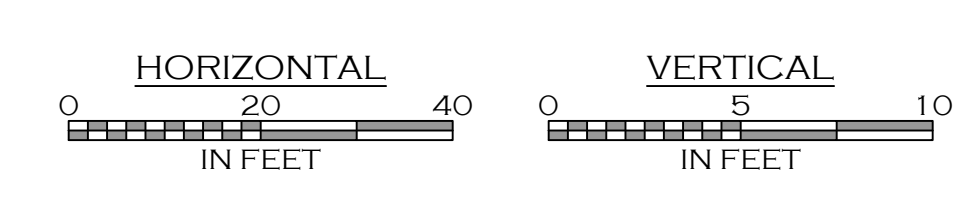
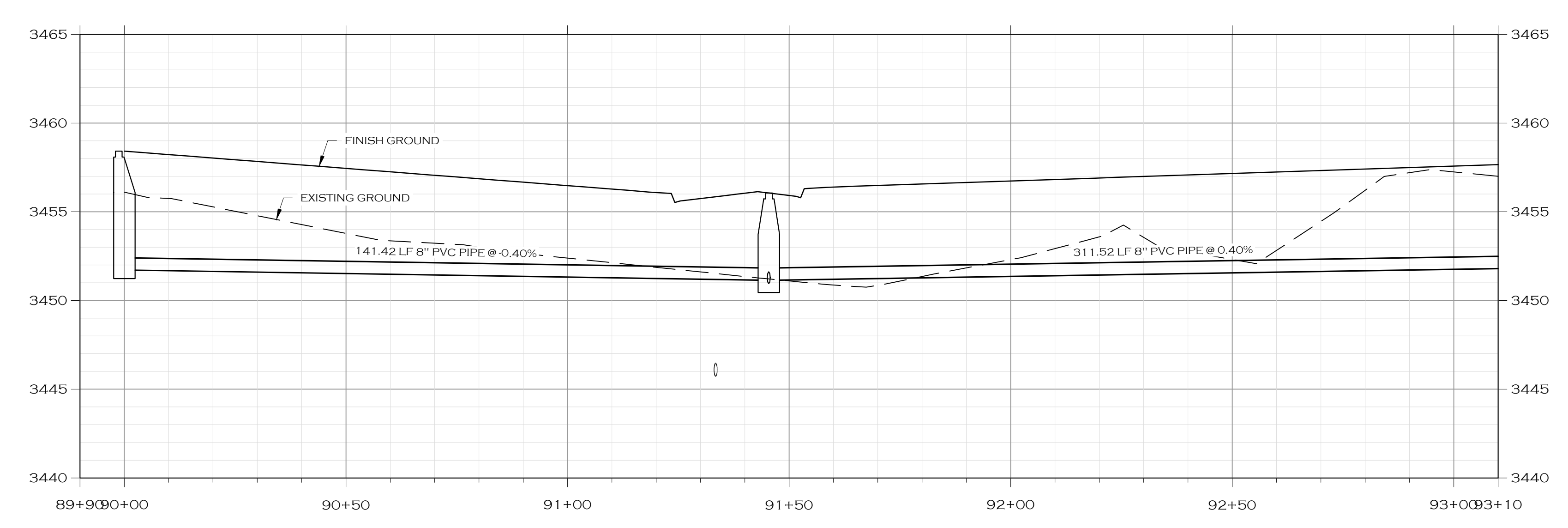
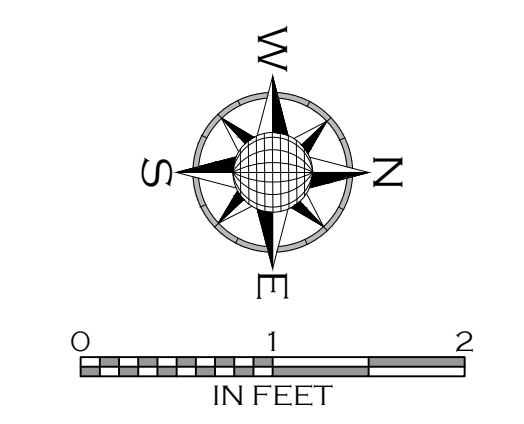
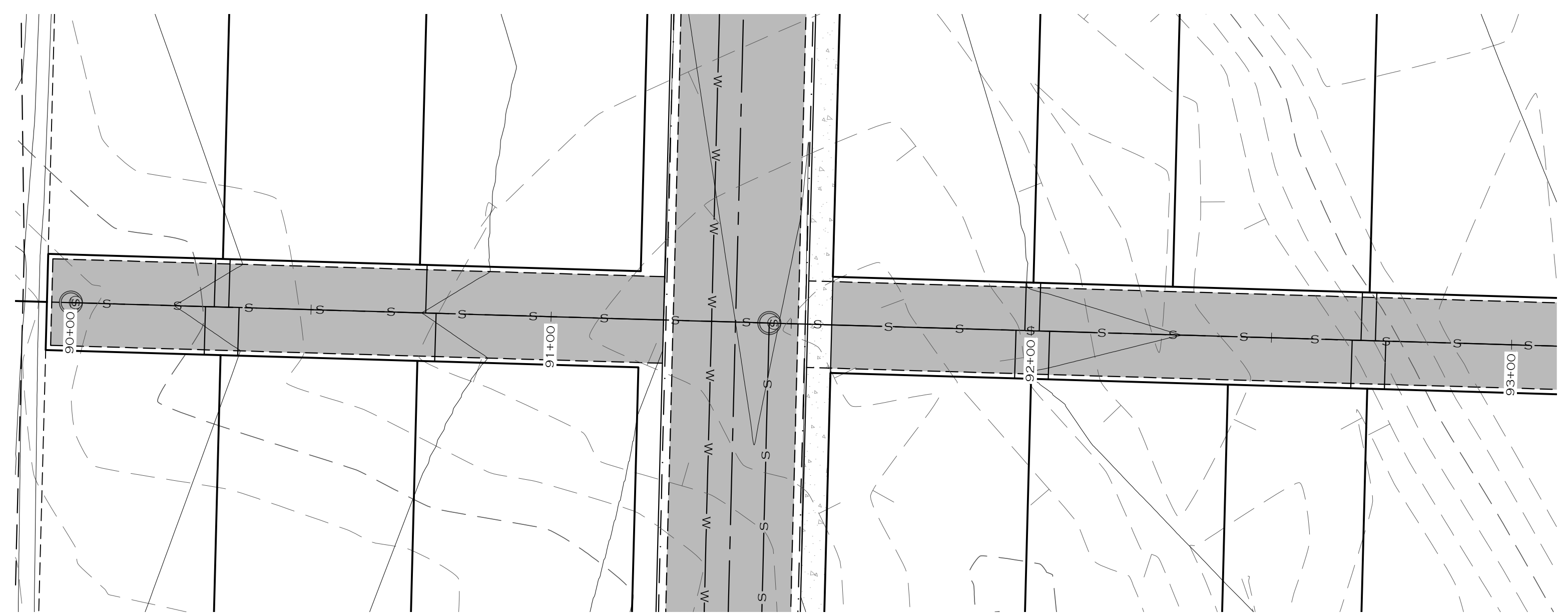
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23-090	
DRAWN: RLO/TDL	
DESIGN: RLO	
QA: SMW/RLO	
DATE: 04/03/2025	

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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	SEWER H PLAN AND PROFILE

C4.11

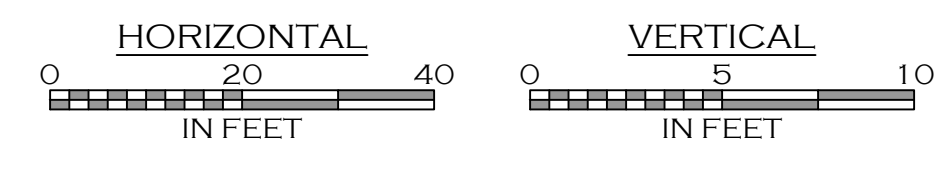
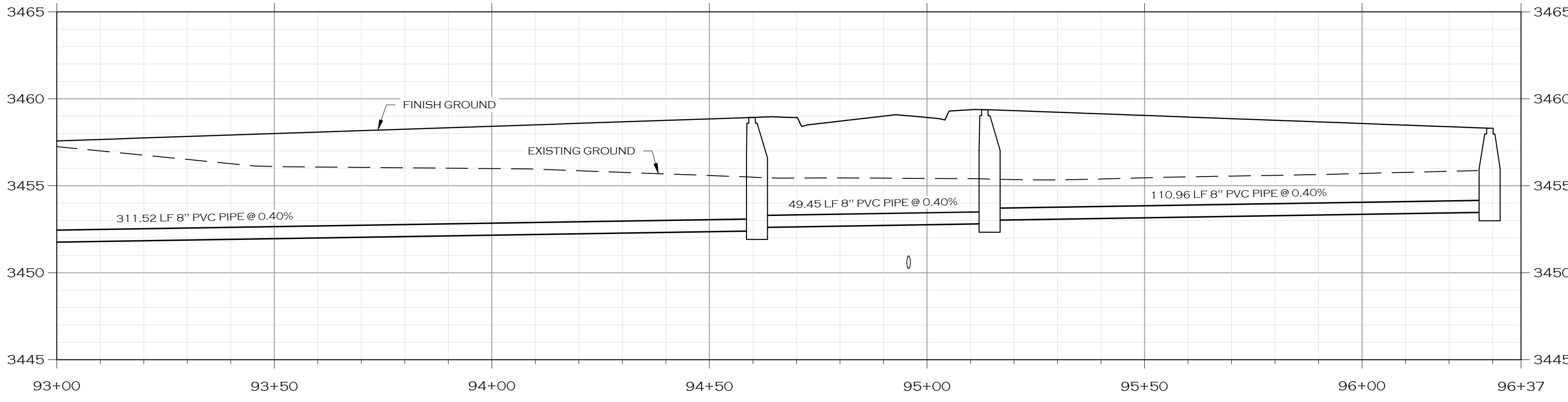
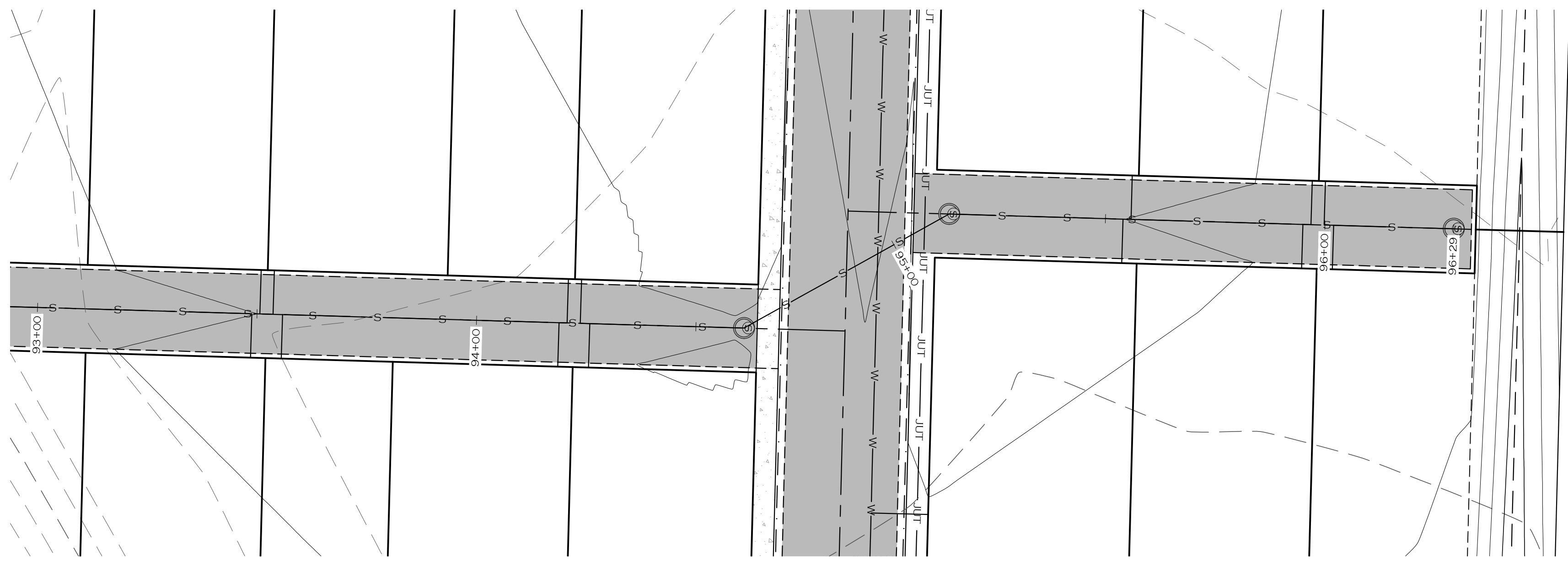
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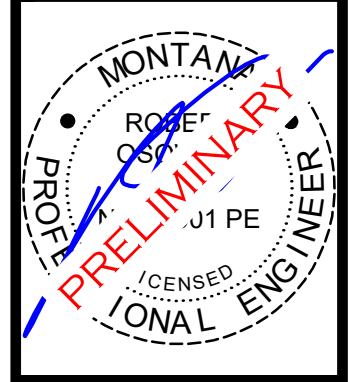
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		DATE:
DESCRIPTION:	DATE:	
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER I PLAN AND PROFILE 1		

C4.12



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DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025

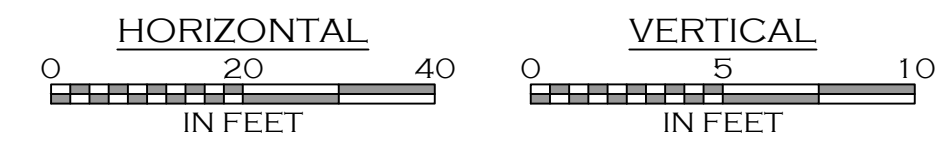
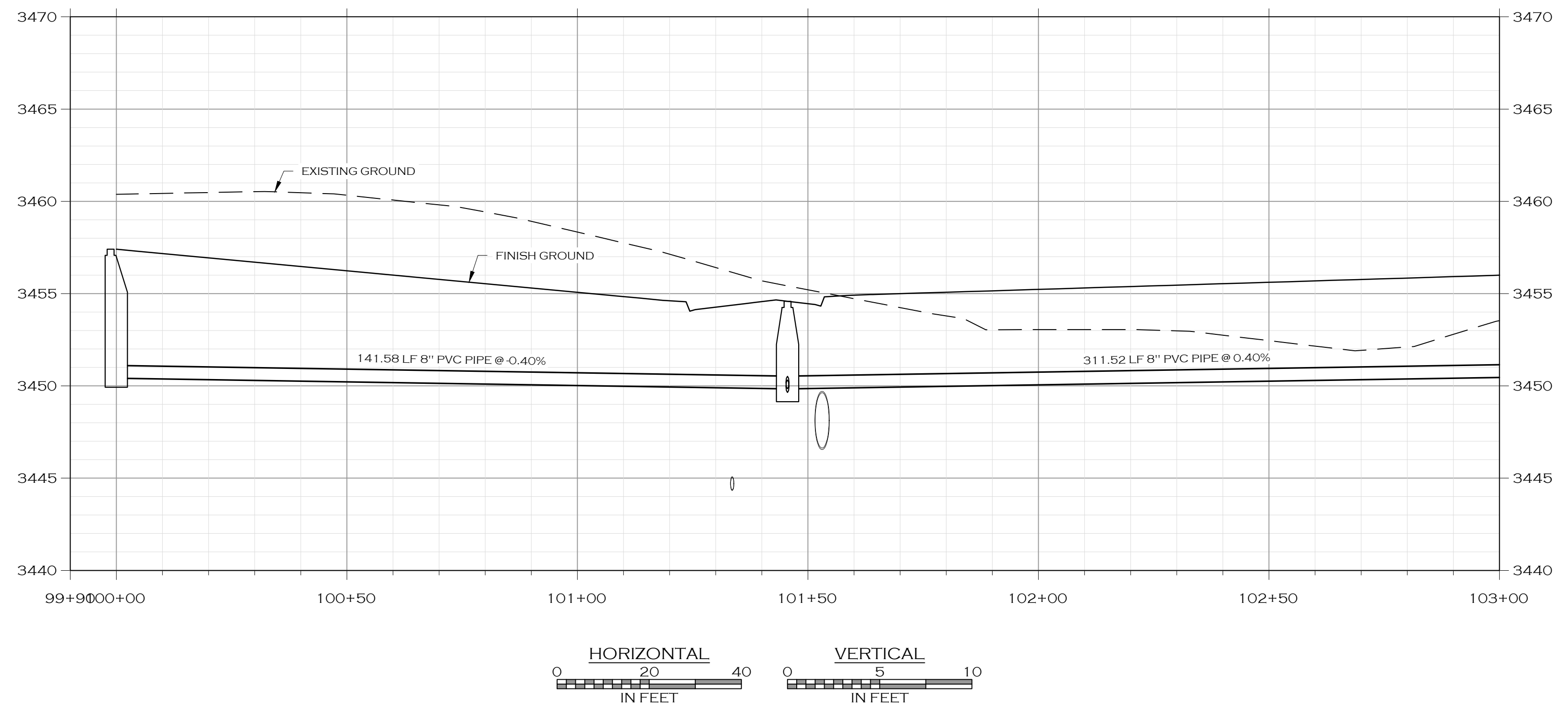
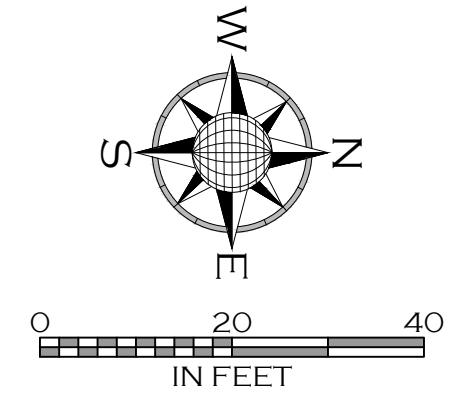
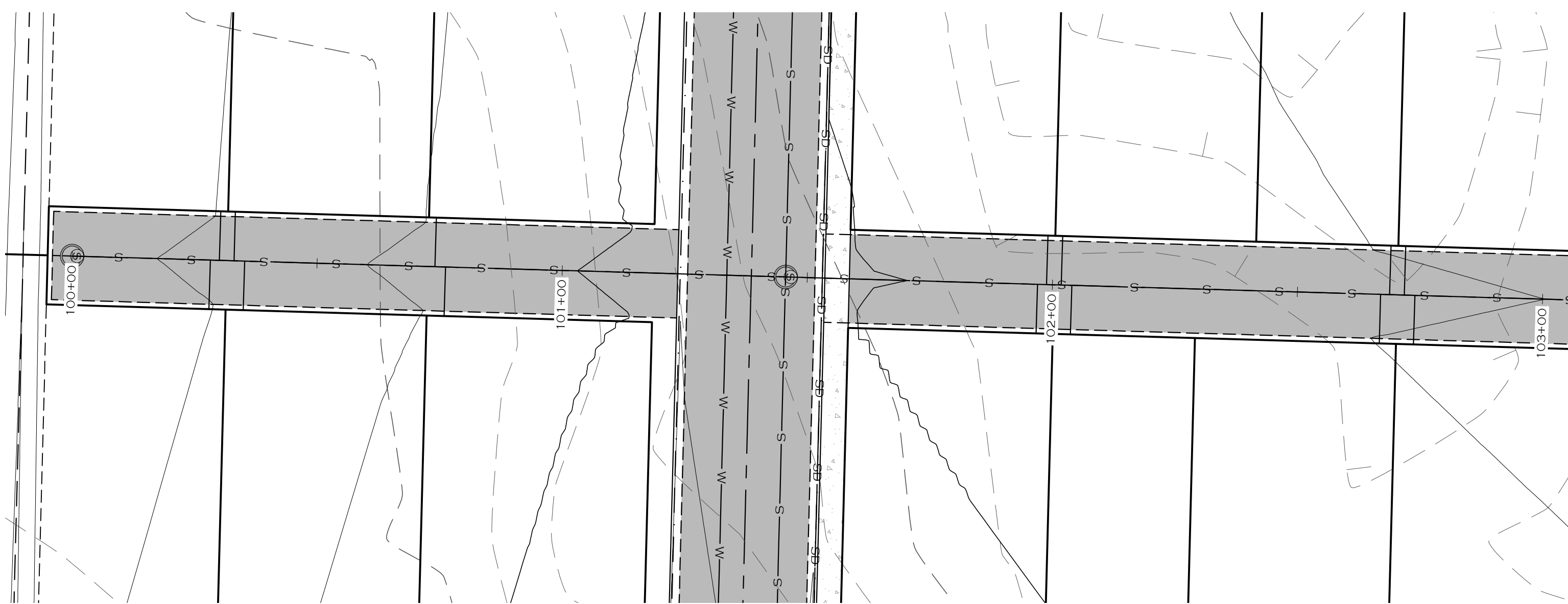


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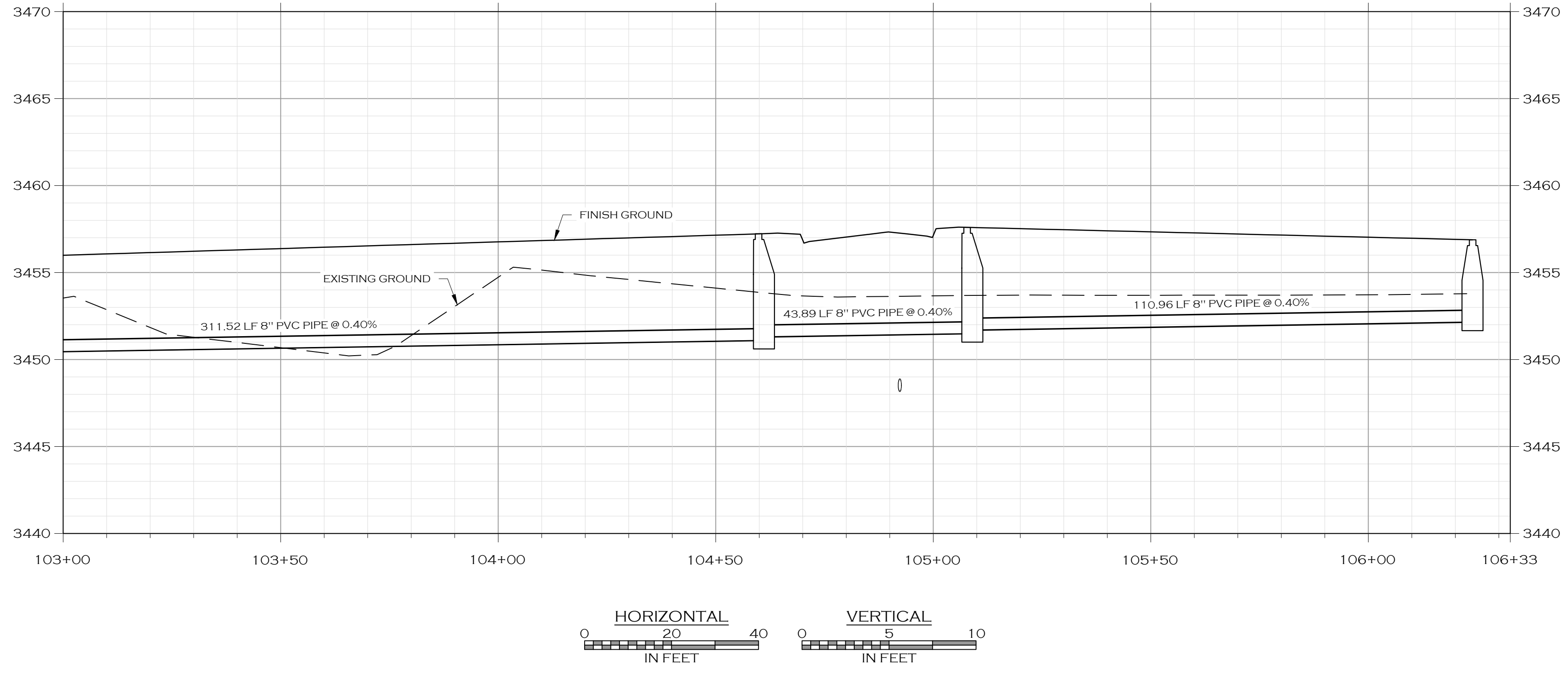
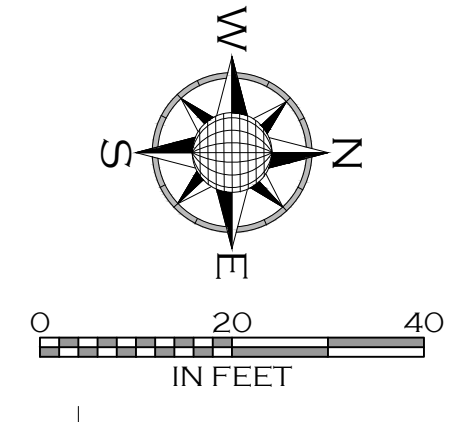
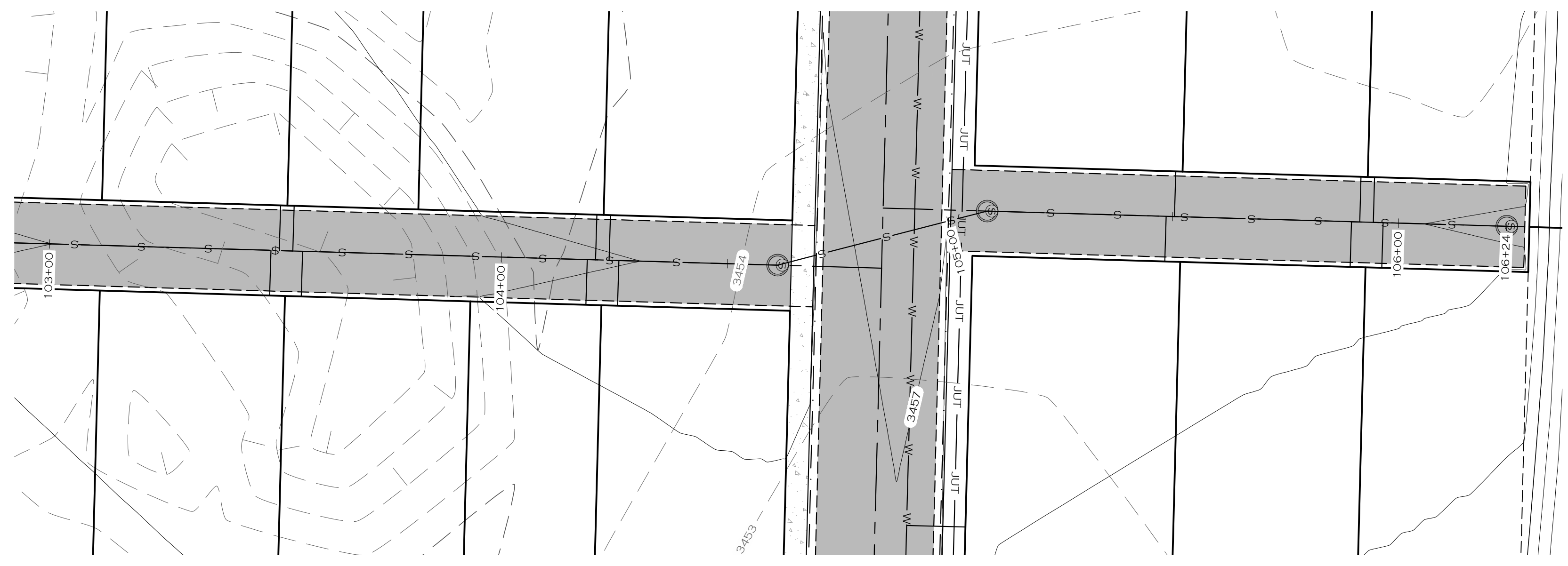
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER I PLAN AND PROFILE 2		

C4.13

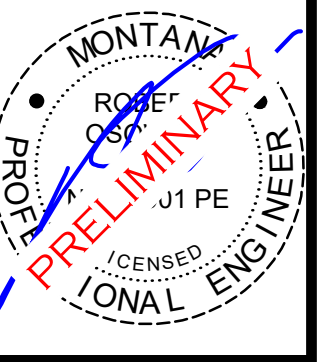


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PROFESSIONAL ENGINEER	DATE	DESCRIPTION	DATE	DATE
JOB #: DRAWN: DESIGN: QA: DATE:	23-090 RLO/TDL RLO SMW/RLO 04/03/2025			



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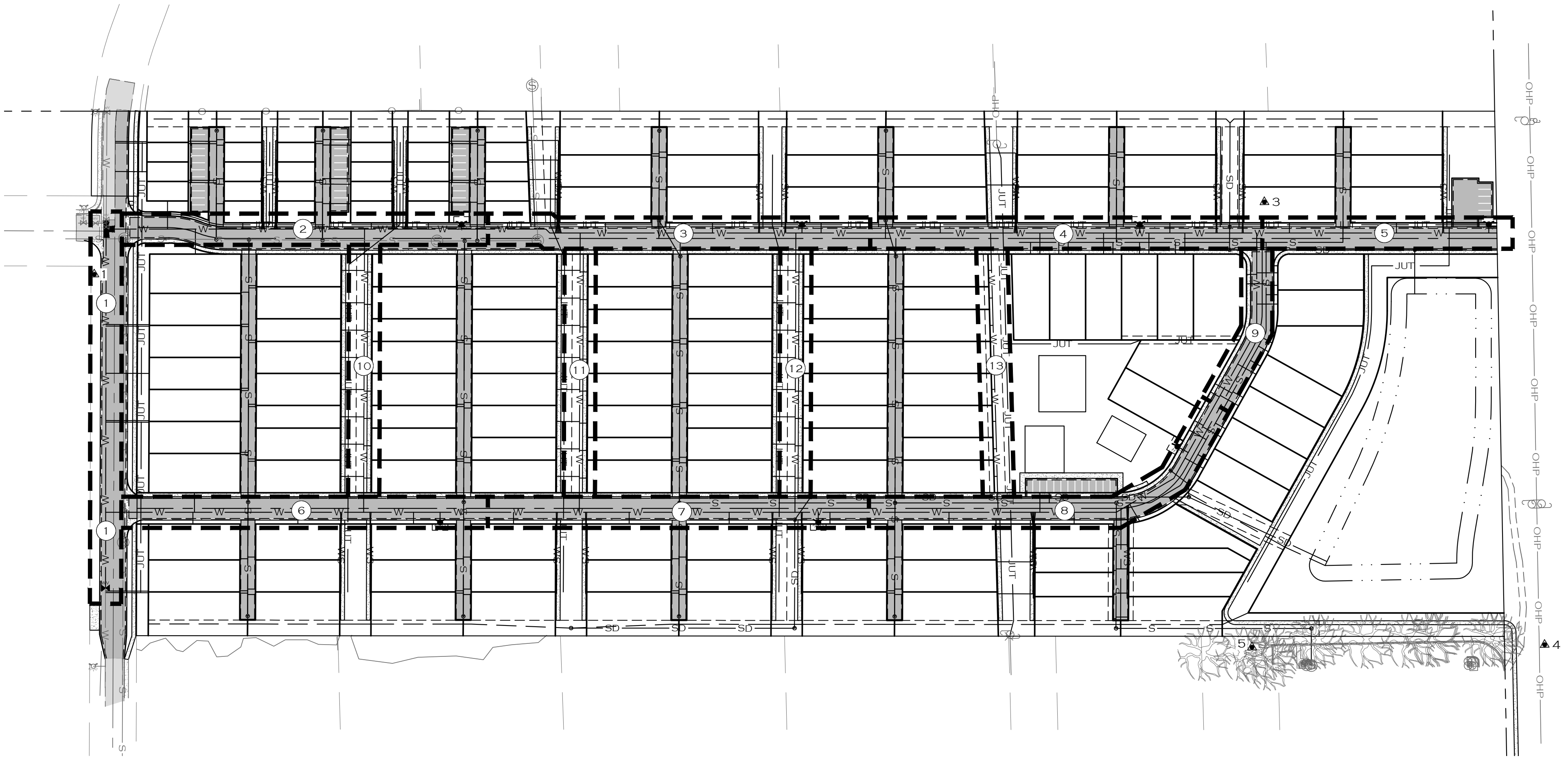


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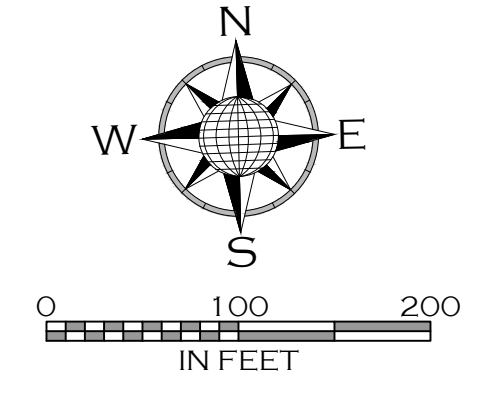
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SEWER J PLAN AND PROFILE 2		

C4.15



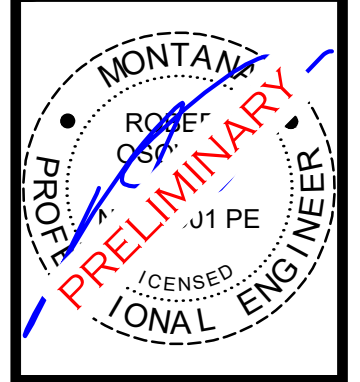
WATER PLAN & PROFILE INDEX		
INDICATOR	WATER NAME	PLAN SHEET(S)
①	WATER A	C5.1
②	WATER B	C5.2
③	WATER B	C5.3
④	WATER B	C5.4
⑤	WATER B	C5.5
⑥	WATER C	C5.6
⑦	WATER C	C5.7
⑧	WATER C	C5.8
⑨	WATER C	C5.9
⑩	WATER D	C5.10
⑪	WATER E	C5.11
⑫	WATER F	C5.12
⑬	WATER G	C5.13



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C5.0	GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA	WATER OVERALL
DATE	DESCRIPTION	DATE	DATE	DATE
JOB #:	DRAWN:	DESIGN:	QA:	DATE:
23-090	RLO/TDL	RLO	SMW/RLO	04/03/2025

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



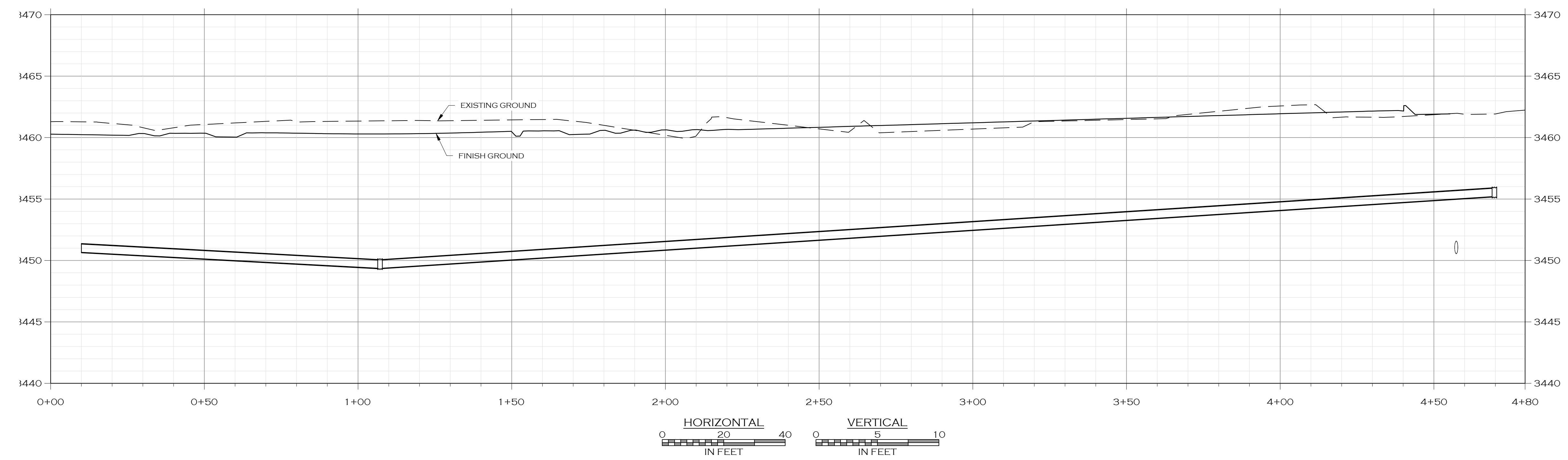
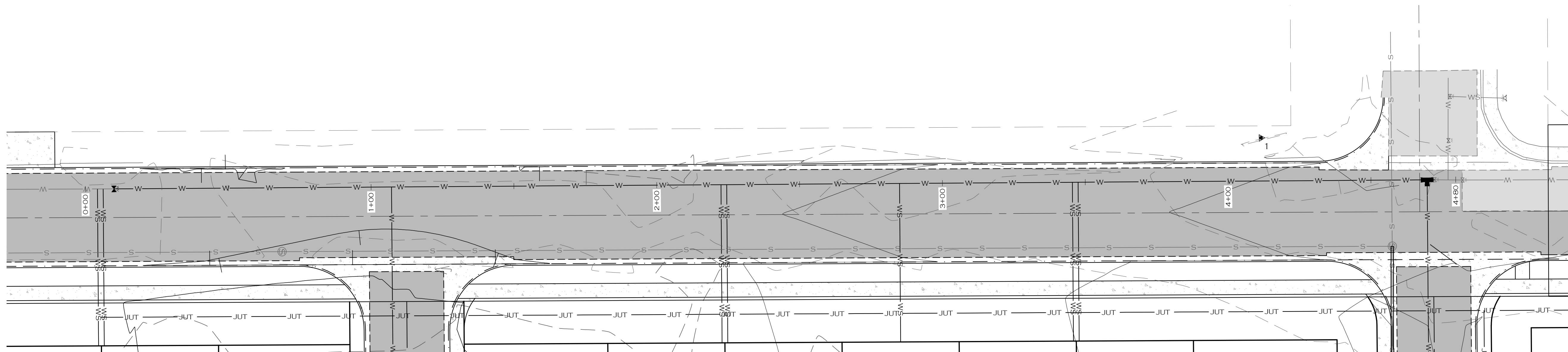
DATE	DESCRIPTION

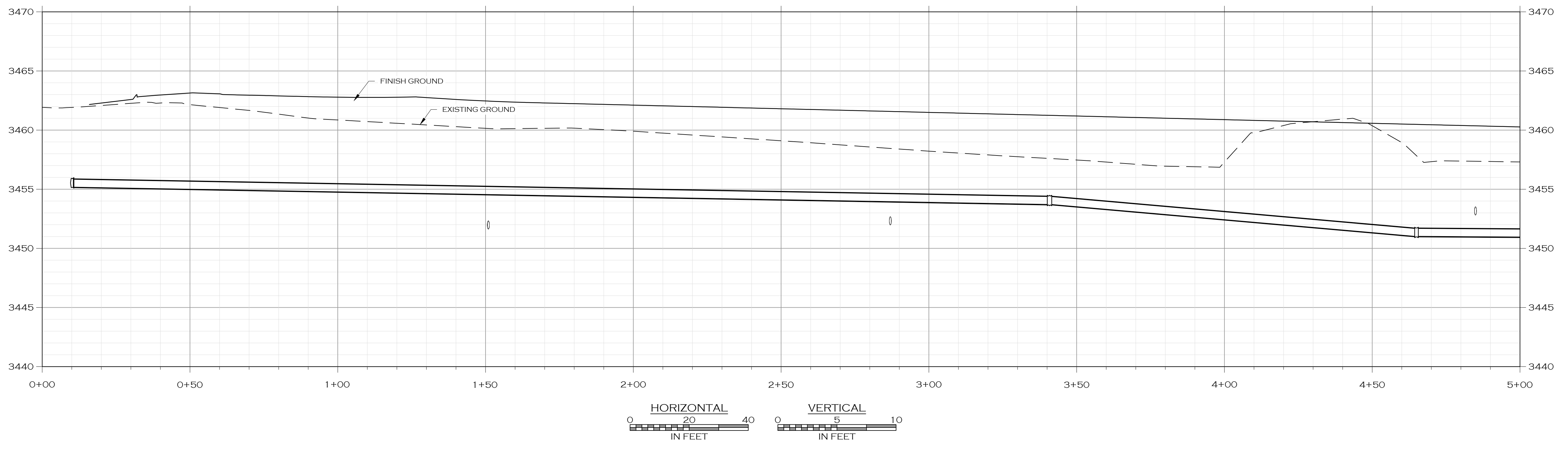
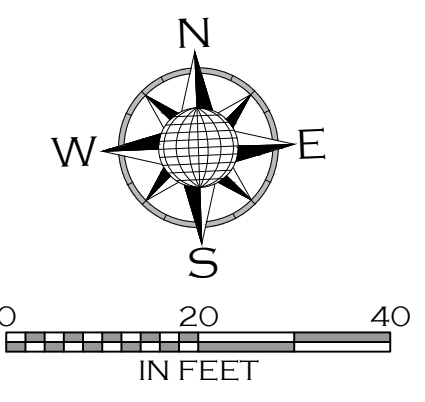
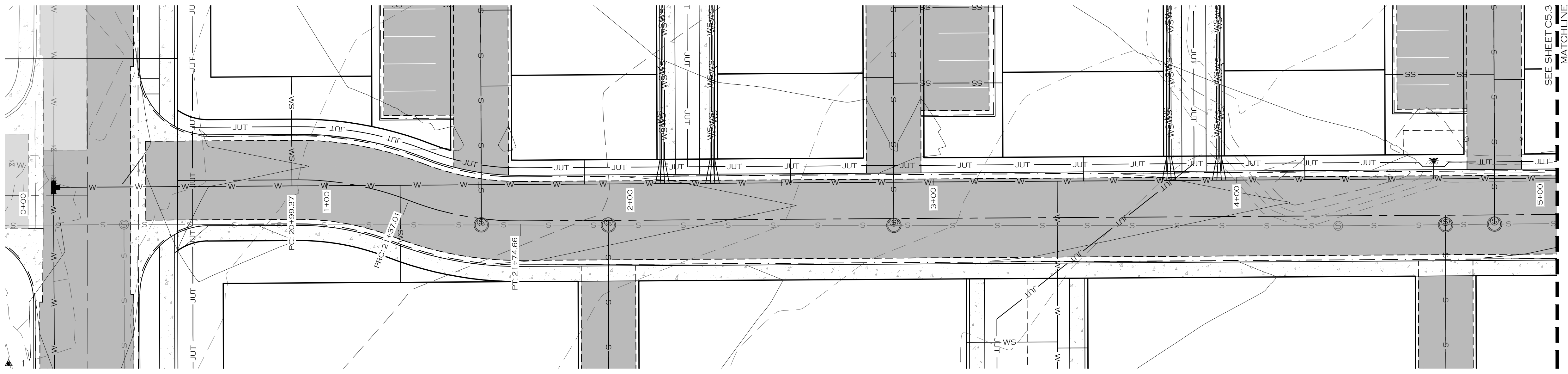
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MEADOWVIEW VILLAGE	MONTANA
GREAT FALLS	WATER PLAN & PROFILE STA. 0+00 TO 4+80

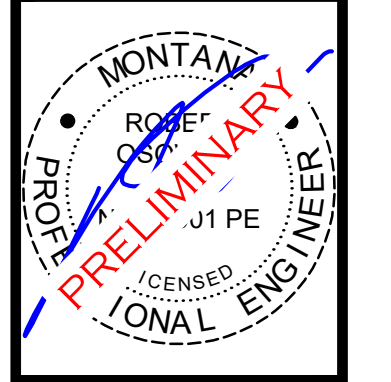
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DESIGN:	RLO
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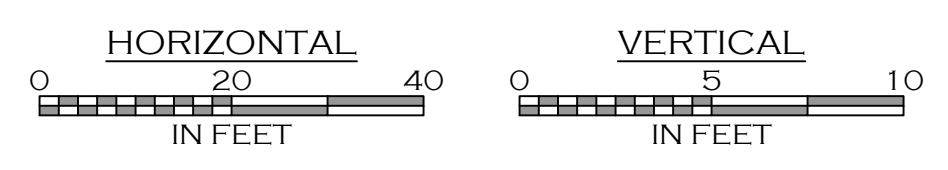
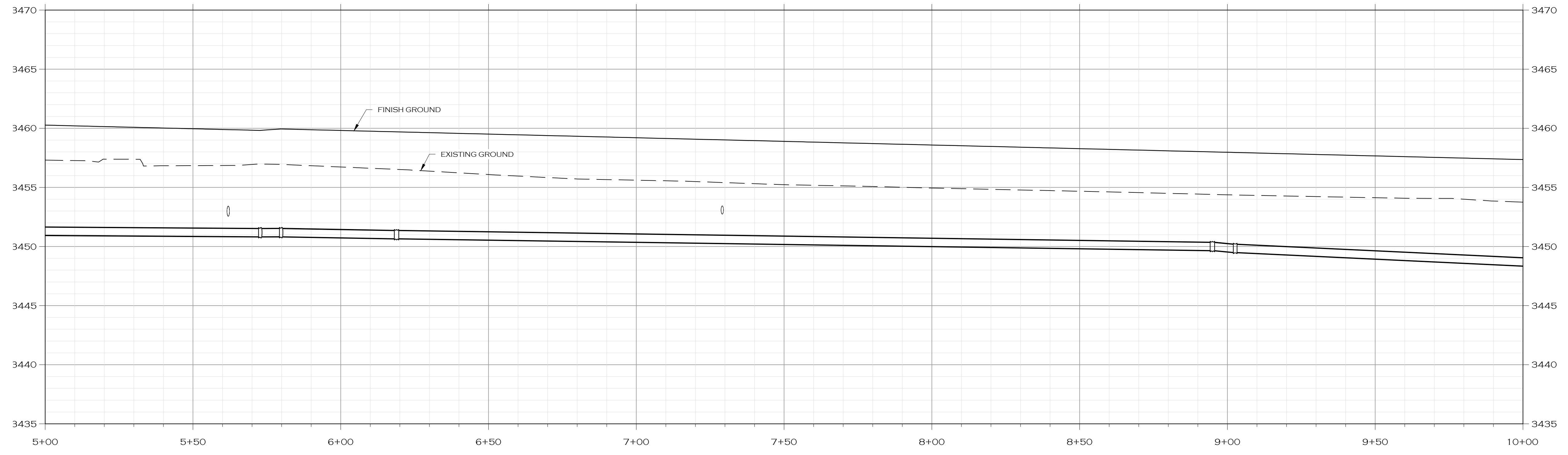
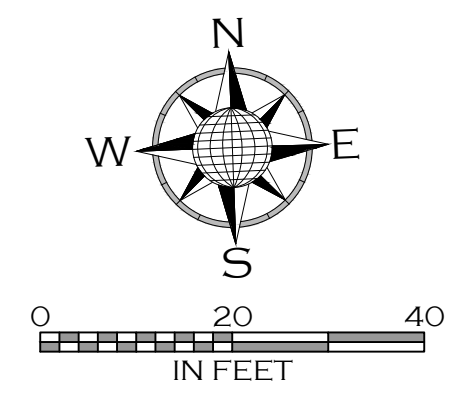
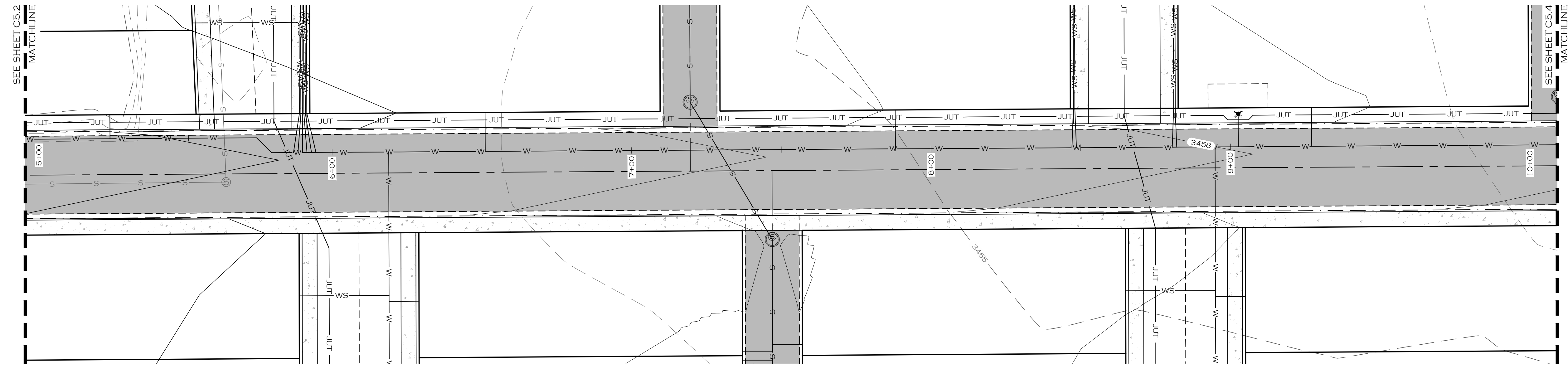
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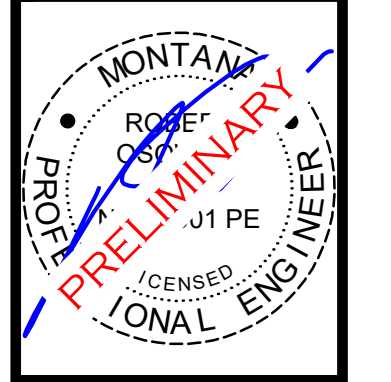
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER B PLAN & PROFILE 0+00 TO 5+00		

PRELIMINARY - NOT FOR CONSTRUCTION

C5.2



JOB #:	23-090
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DATE:	04/03/2025



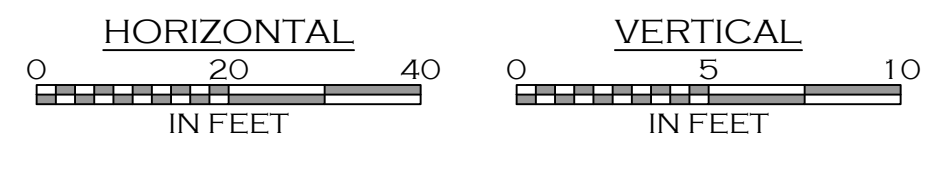
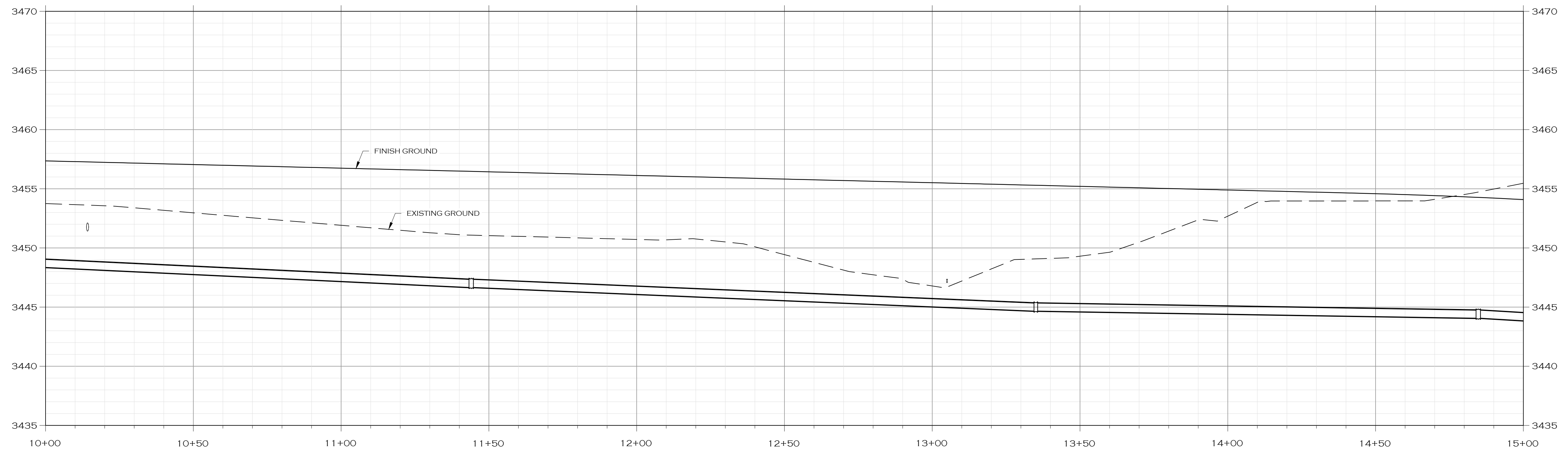
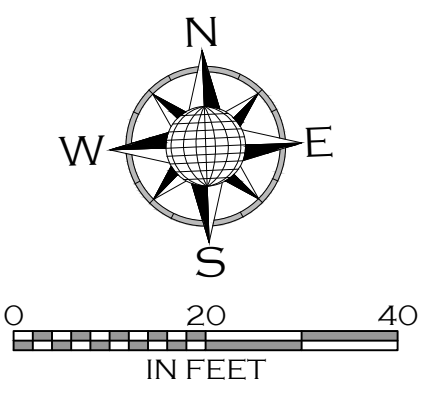
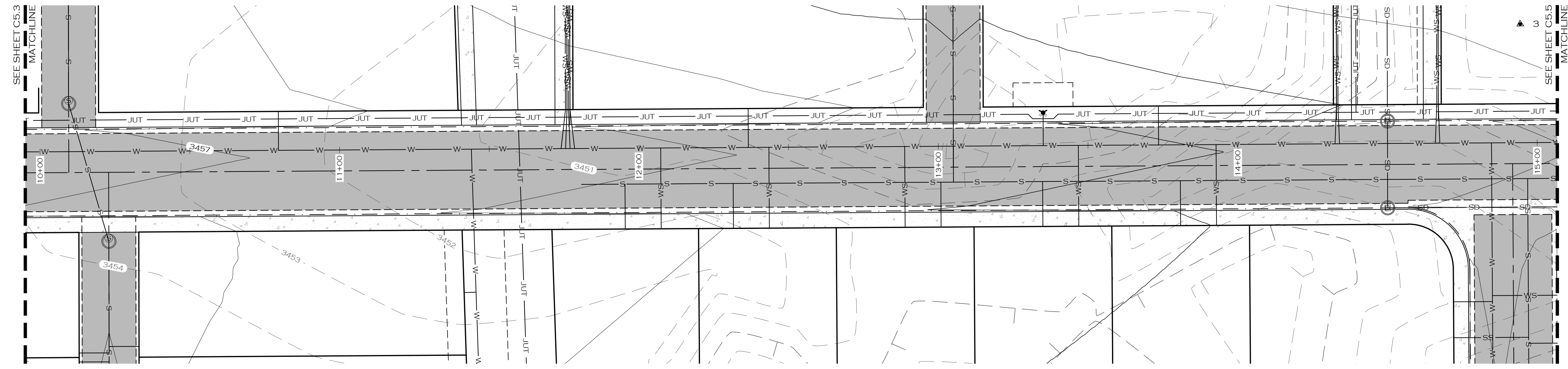
DATE	DESCRIPTION

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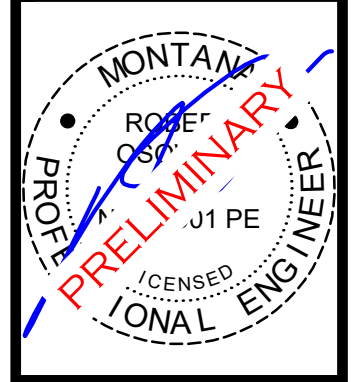
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER B PLAN & PROFILE STA. 5+00 TO 10+00		

C5.3

PRELIMINARY - NOT FOR CONSTRUCTION



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DATE	DESCRIPTION

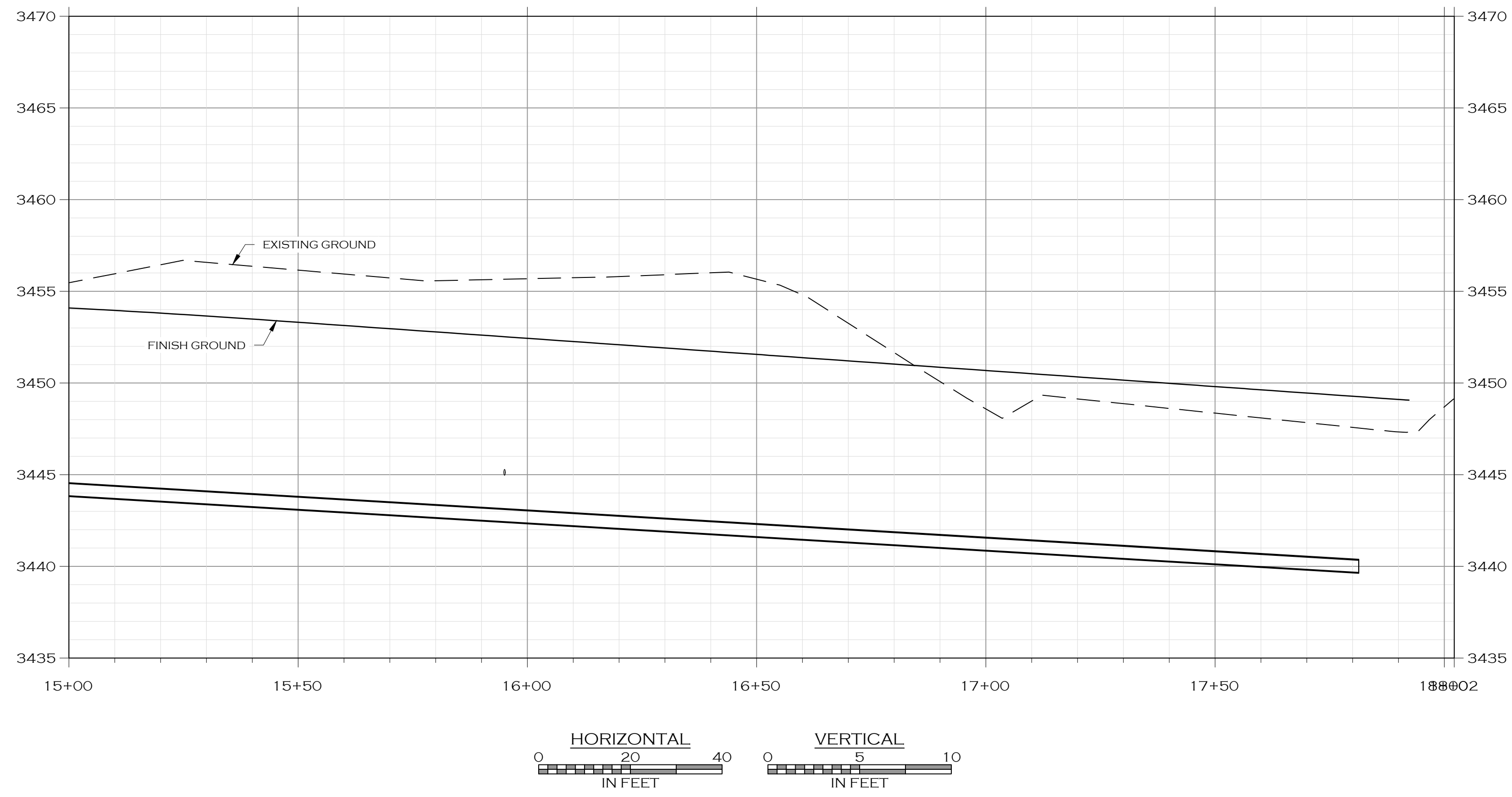
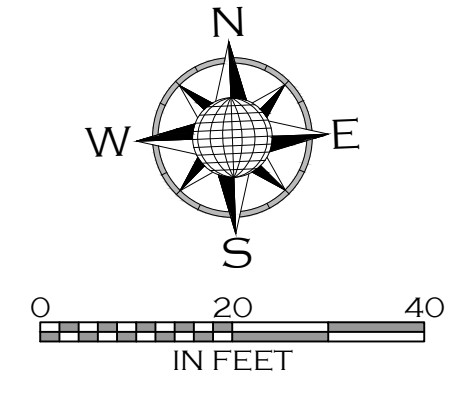
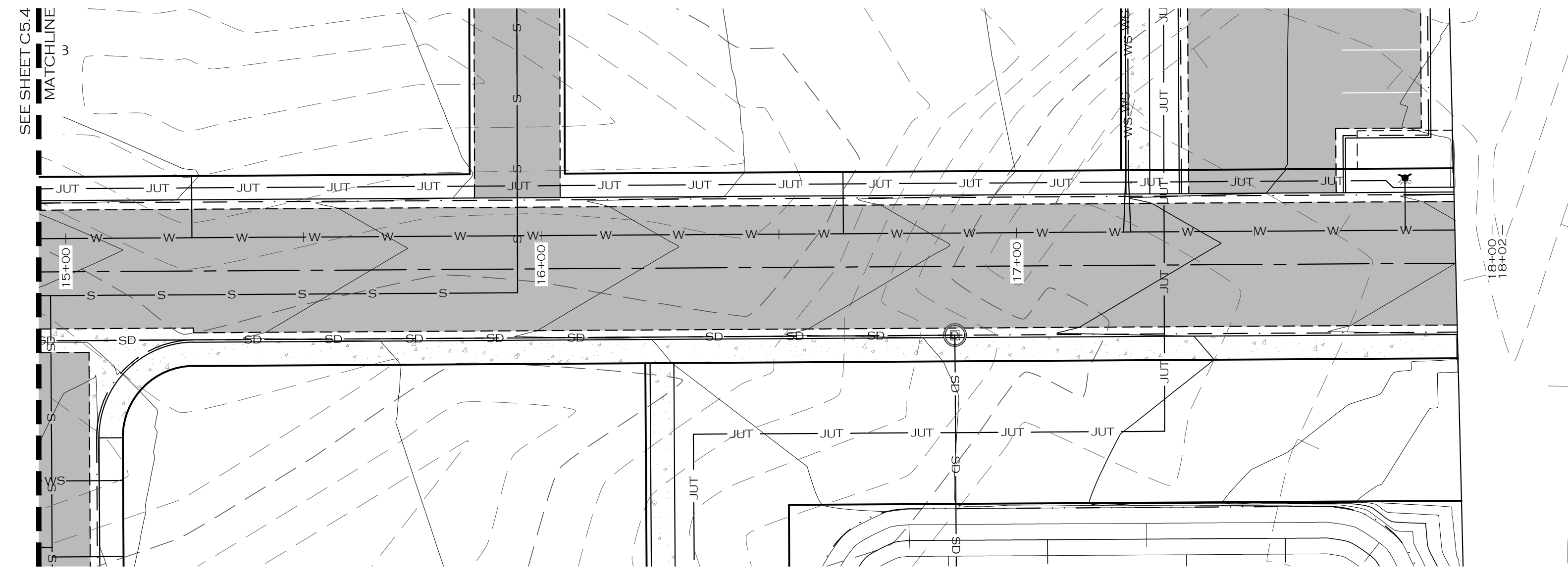
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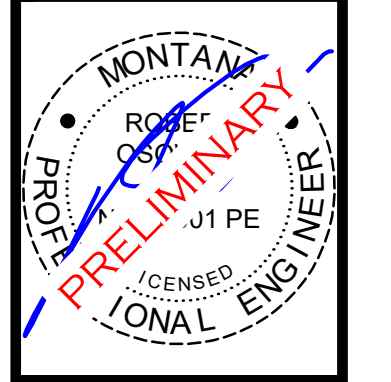
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER B PLAN AND PROFILE STA. 10+00 TO 15+00		

C5.4

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DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025

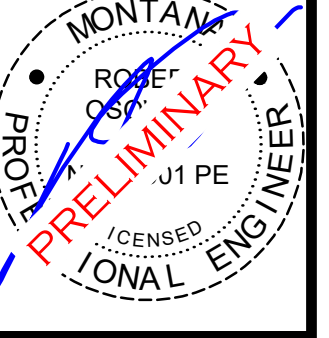


DATE	DESCRIPTION

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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER B PLAN & PROFILE STA. 15+00 TO 18+02		

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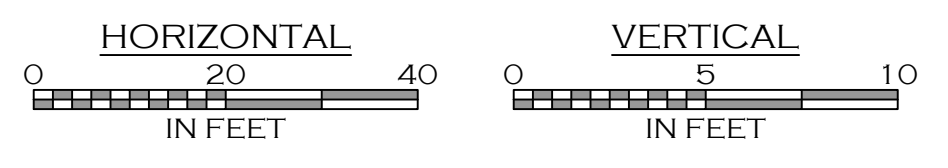
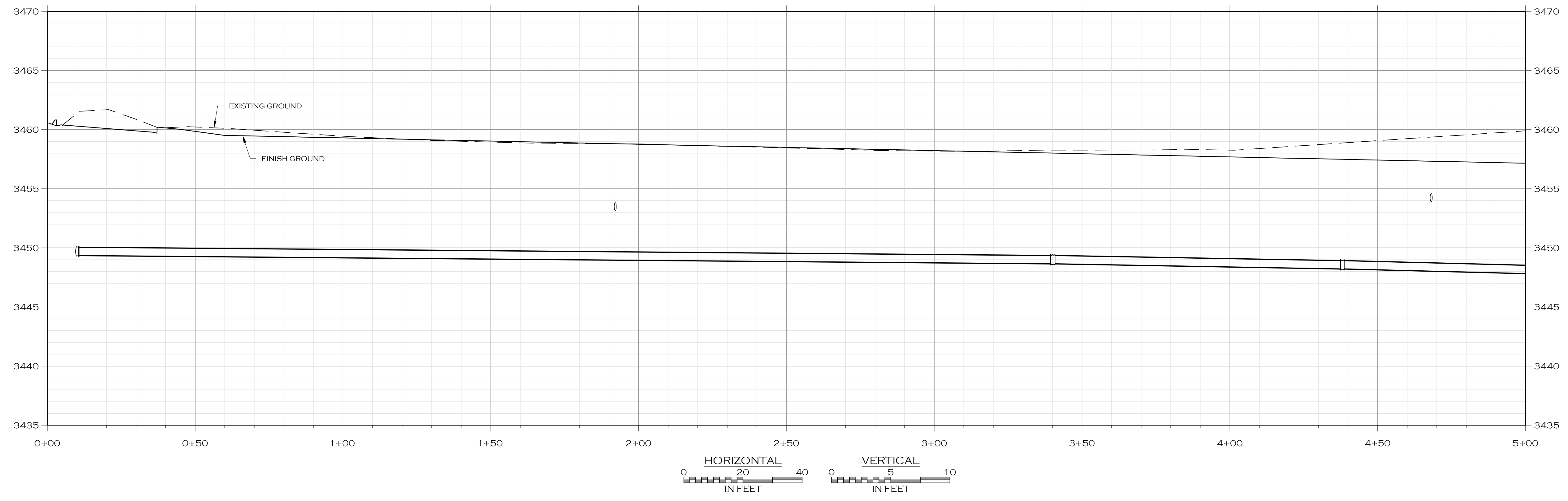
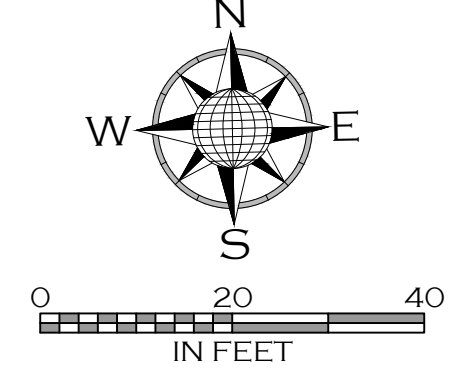
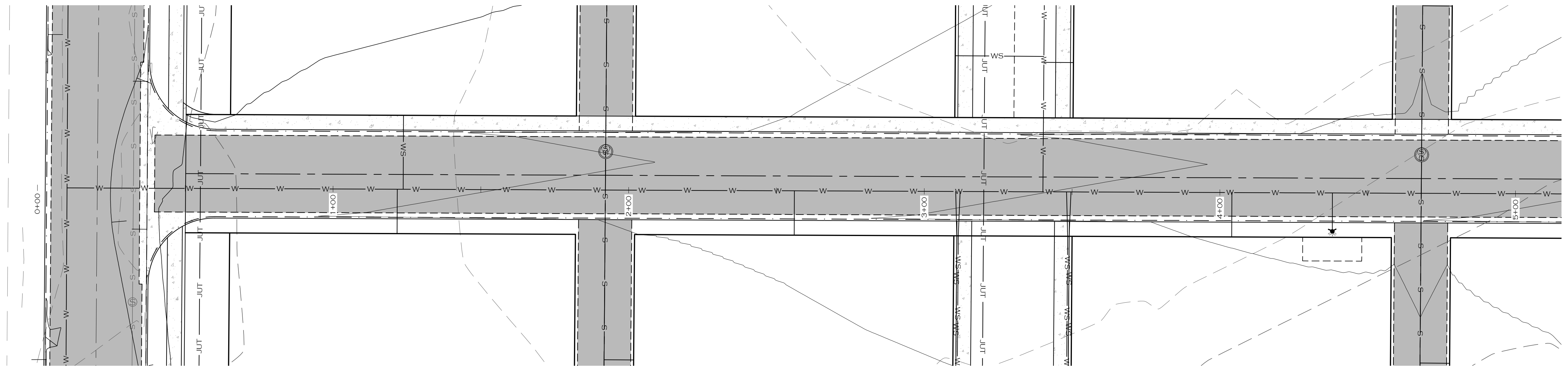
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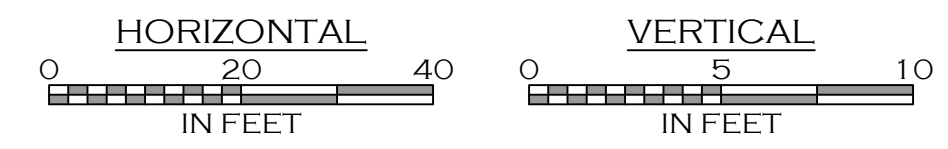
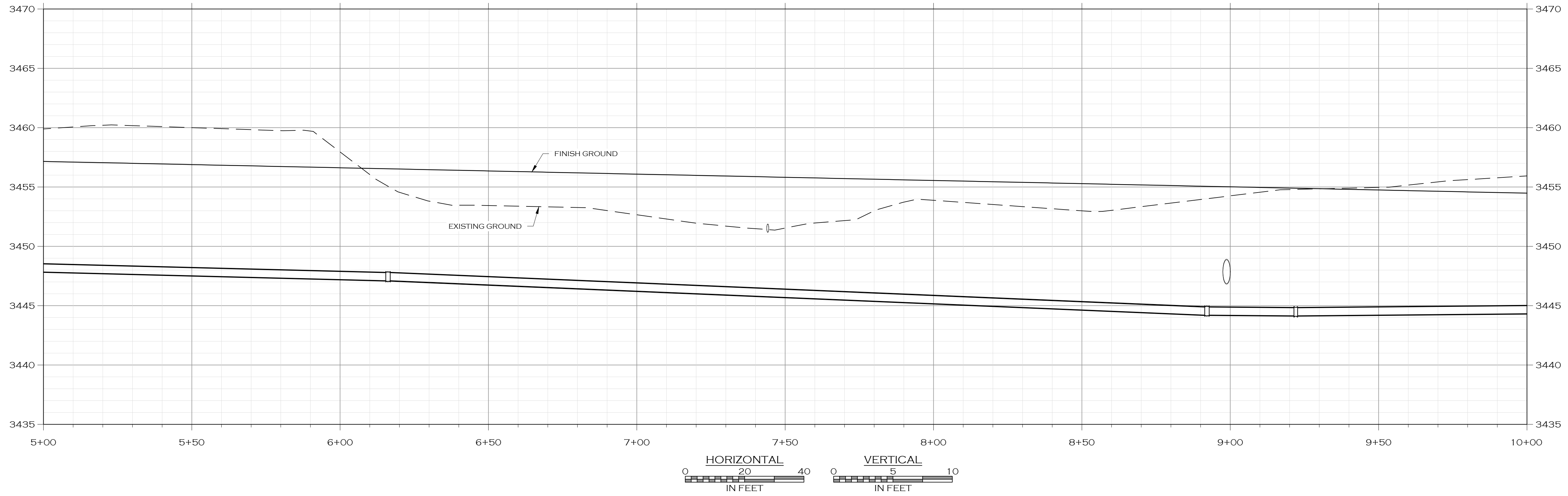
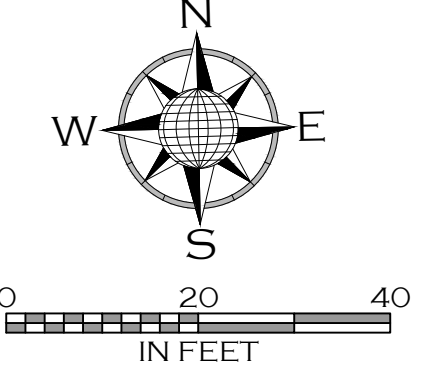
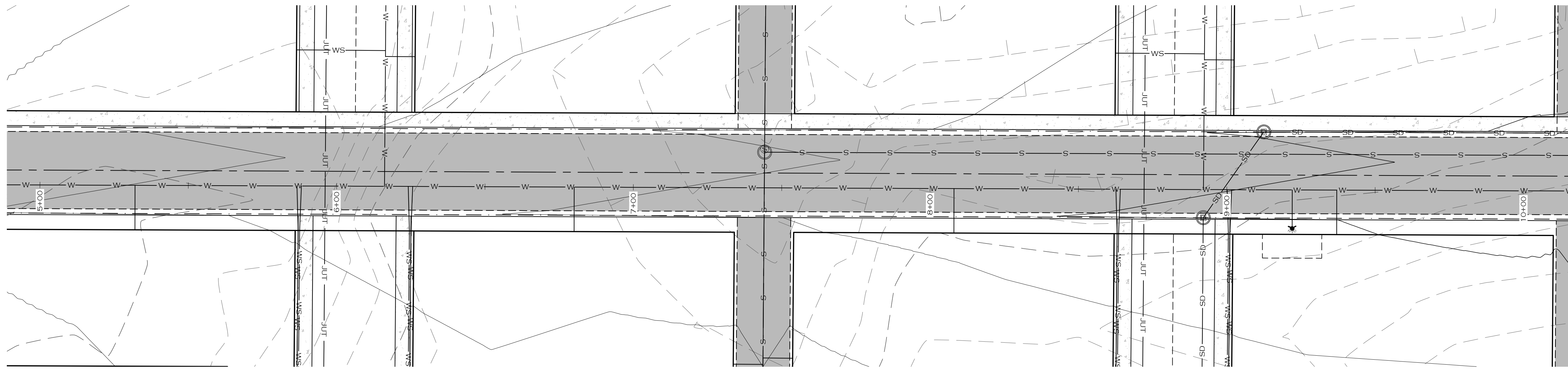
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GREAT FALLS
 MEADOWVIEW VILLAGE
 MONTANA
 WATER C PLAN & PROFILE STA. 0+00 TO 5+00

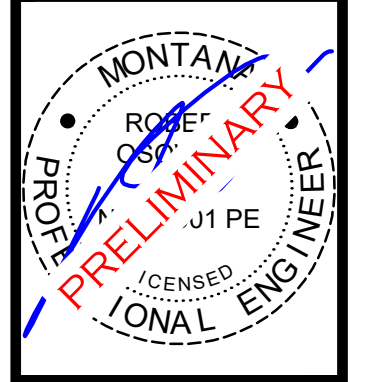
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JOB #:	23-090
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QA:	SMW/RLO
DATE:	04/03/2025



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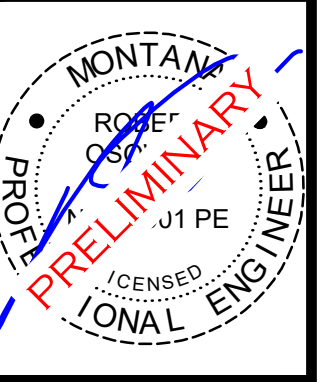
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER C PLAN & PROFILE STA. 5+00 TO 10+00		

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C5.7

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
DATE:	04/03/2025



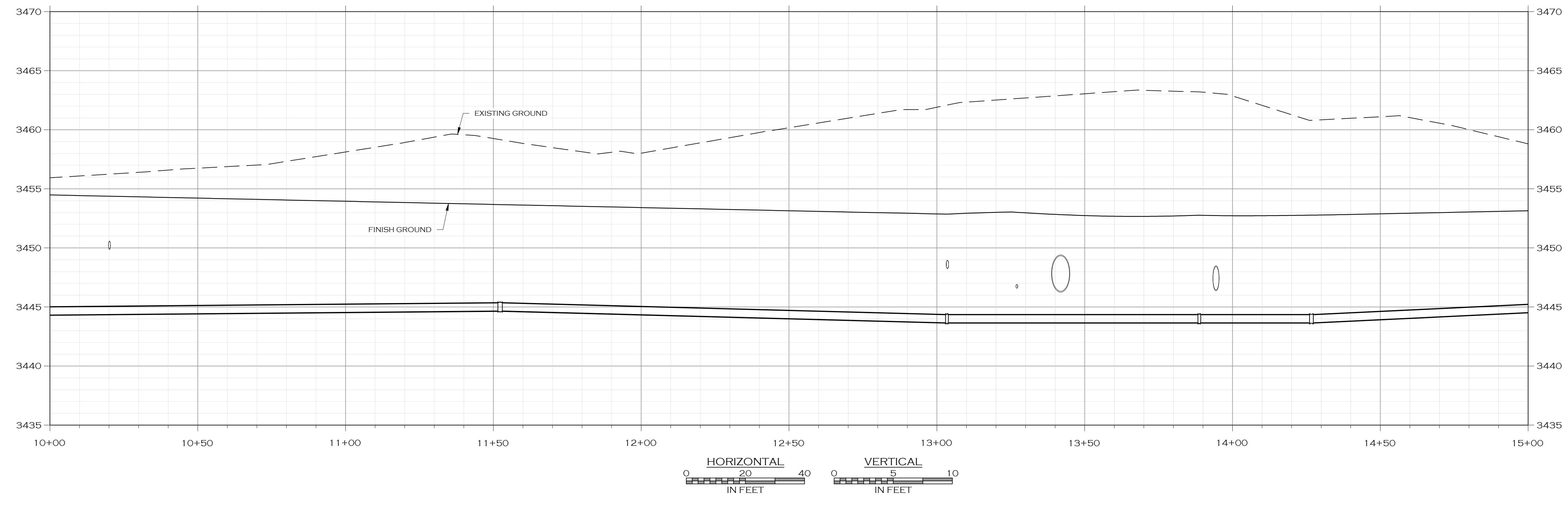
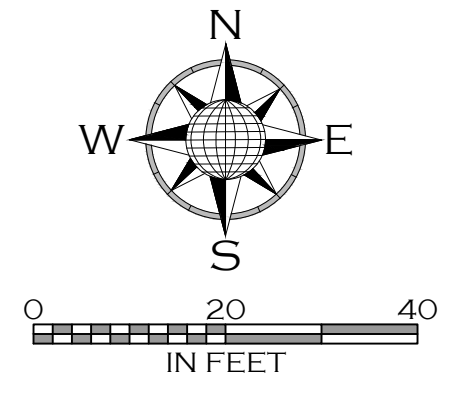
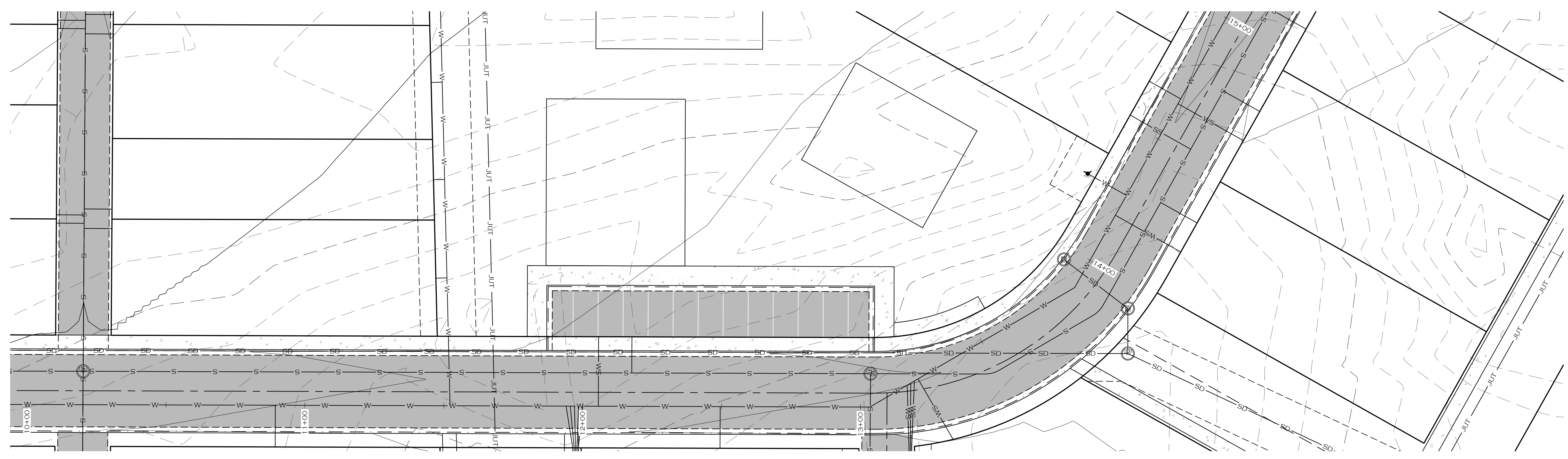
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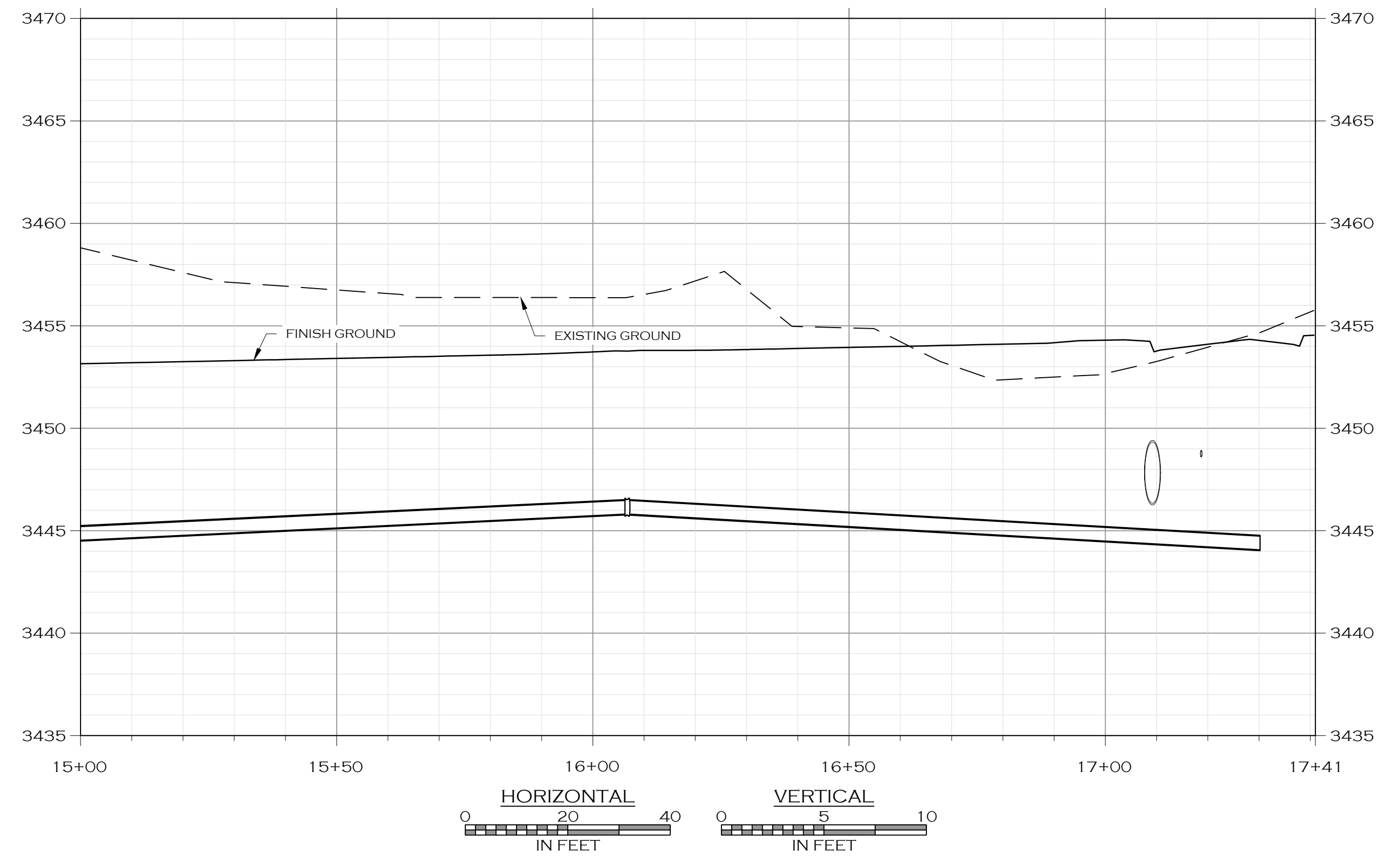
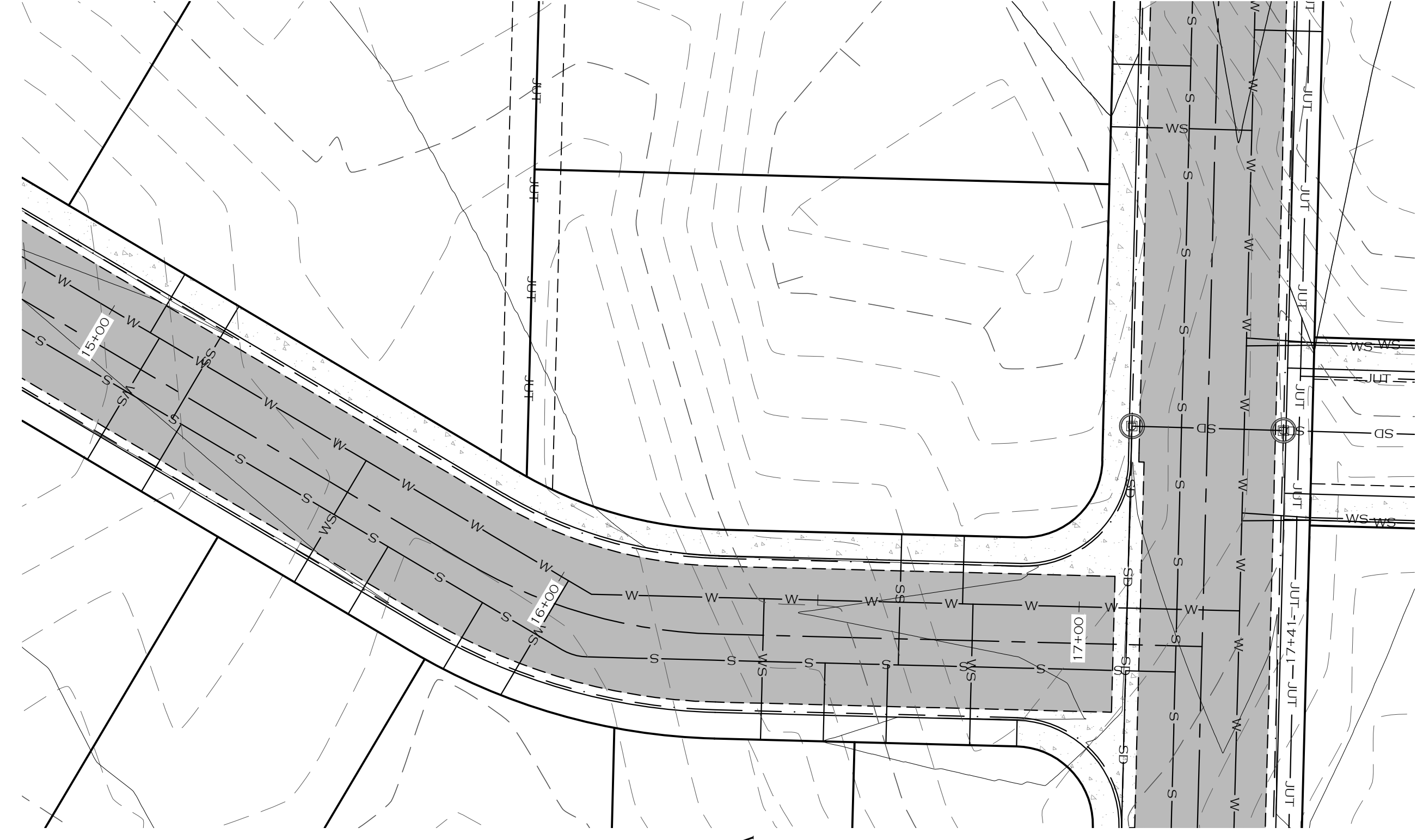
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER C PLAN & PROFILE STA. 10+00 TO 15+00		

C5.8

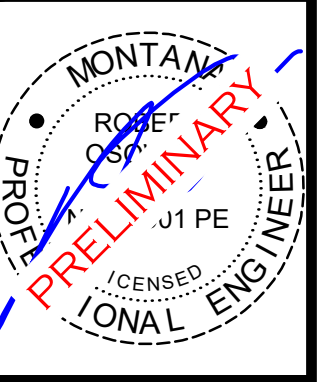
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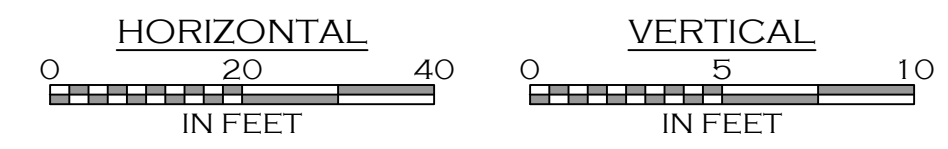
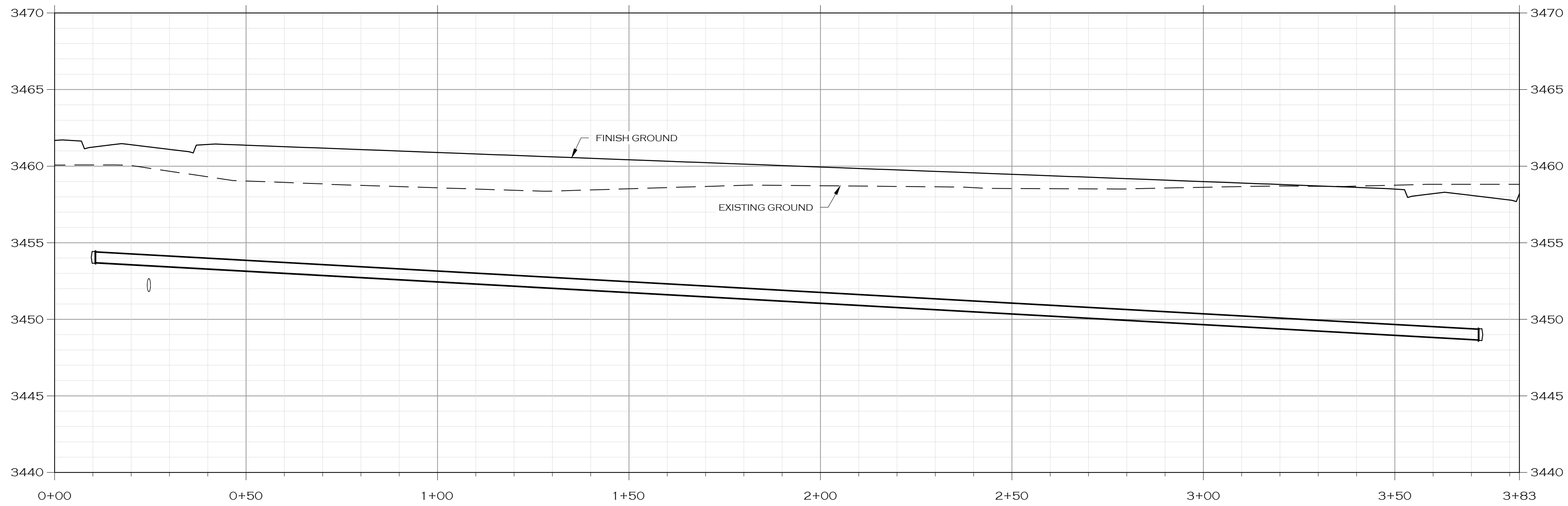
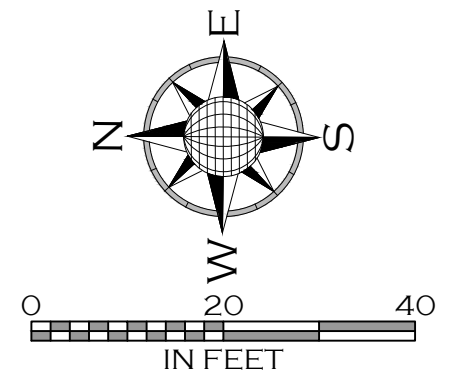
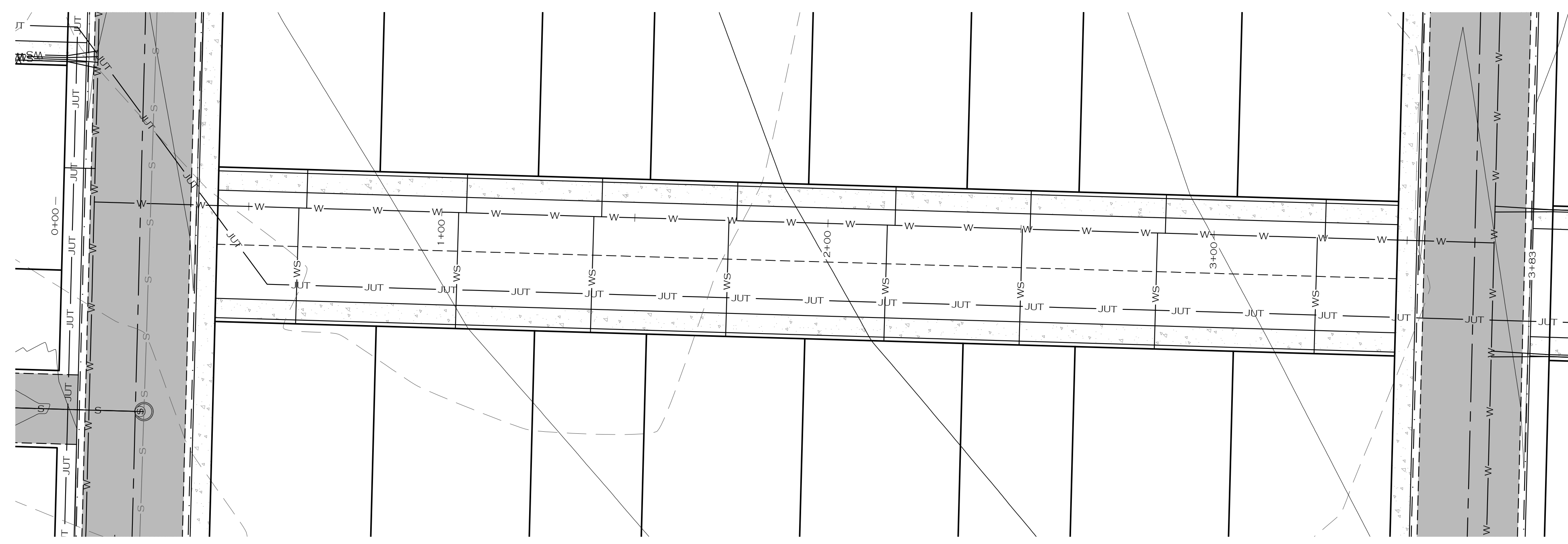
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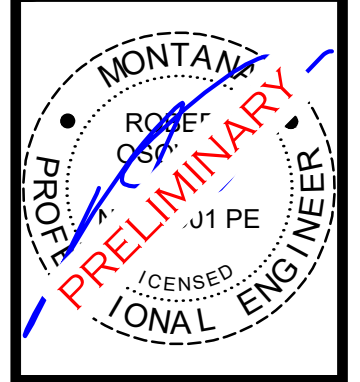
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER C PLAN & PROFILE STA. 15+00 TO 17+41		



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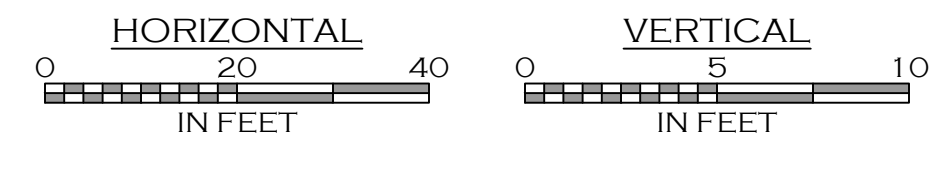
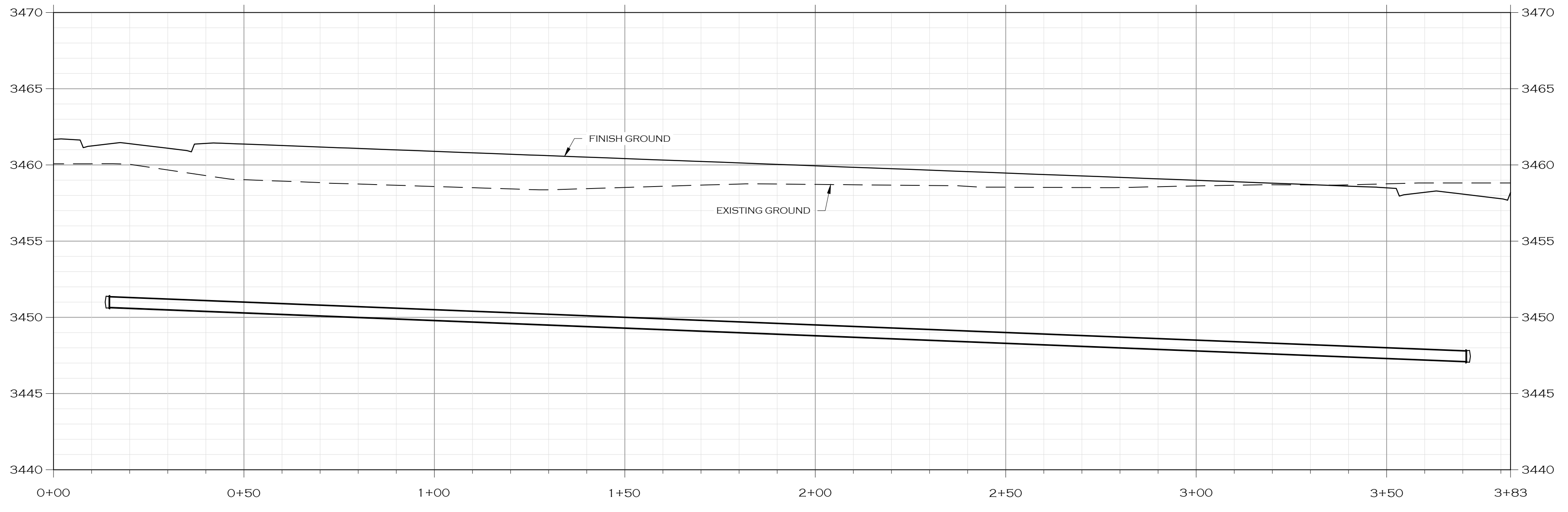
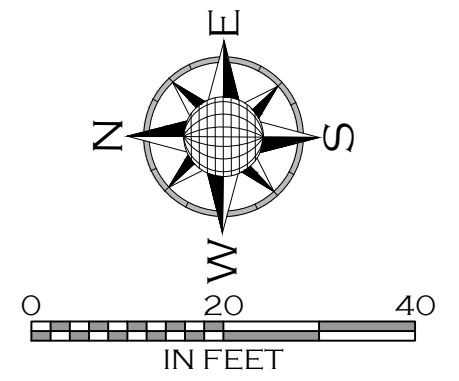
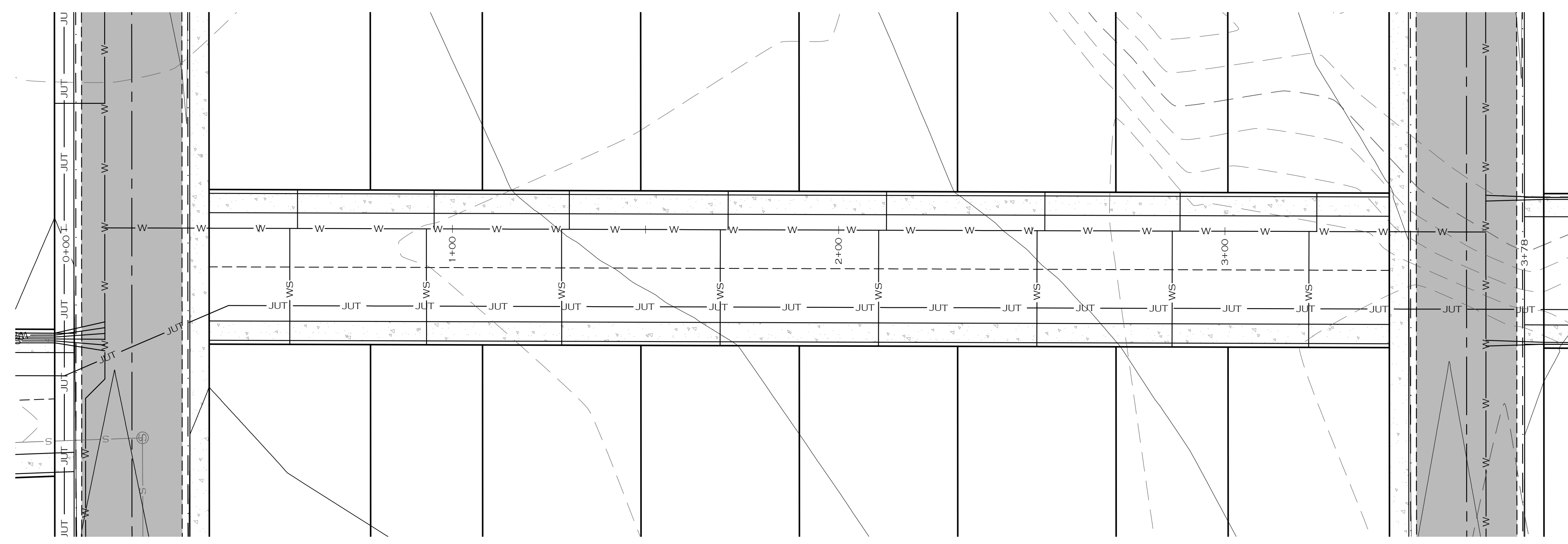
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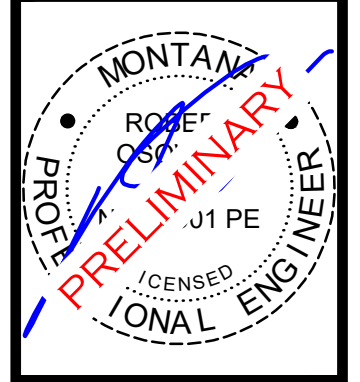
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER D PLAN & PROFILE STA. 0+00 TO 3+83		

C5.10

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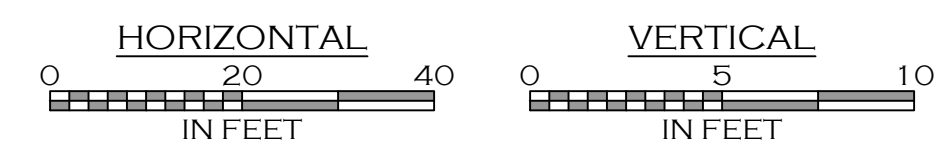
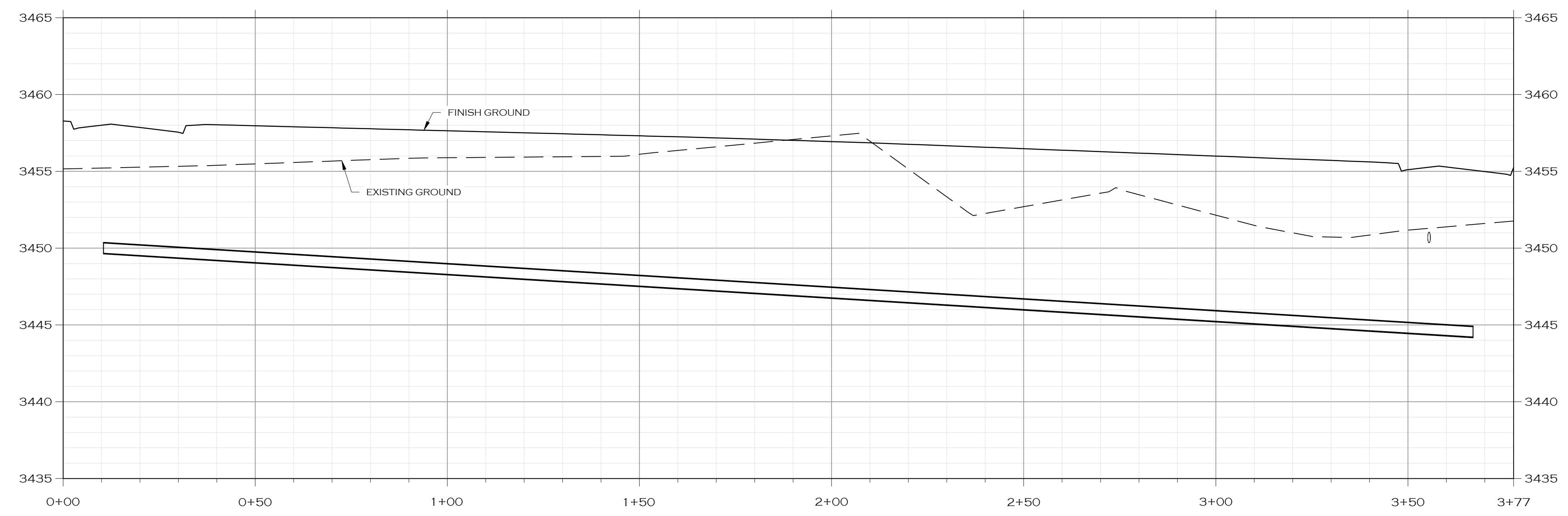
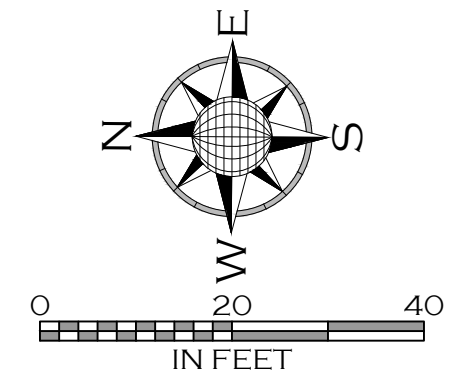
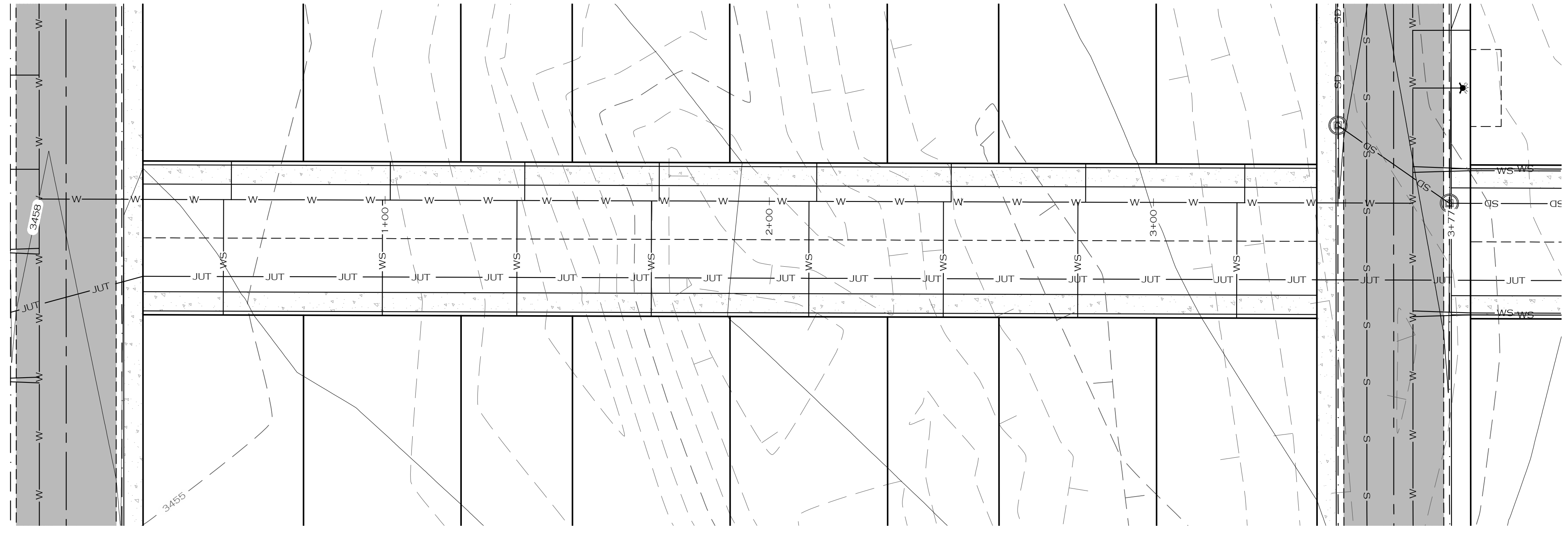
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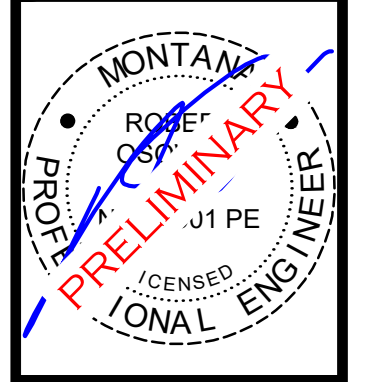
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER PLAN & PROFILE STA. 0+00 TO 3+83		

C5.11



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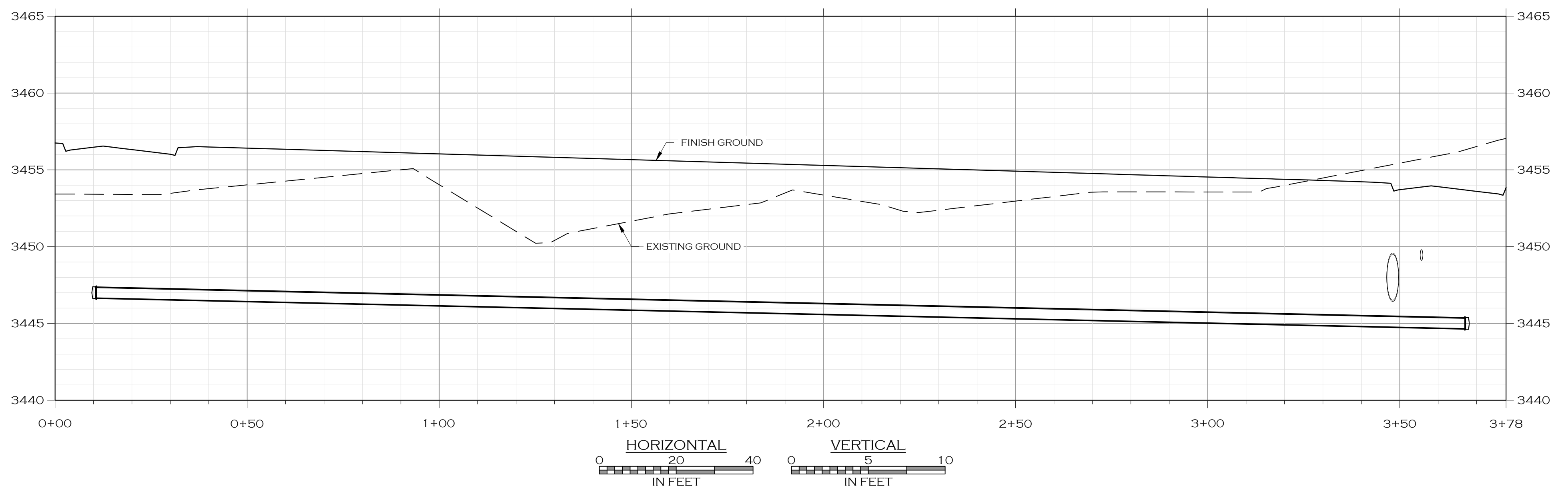
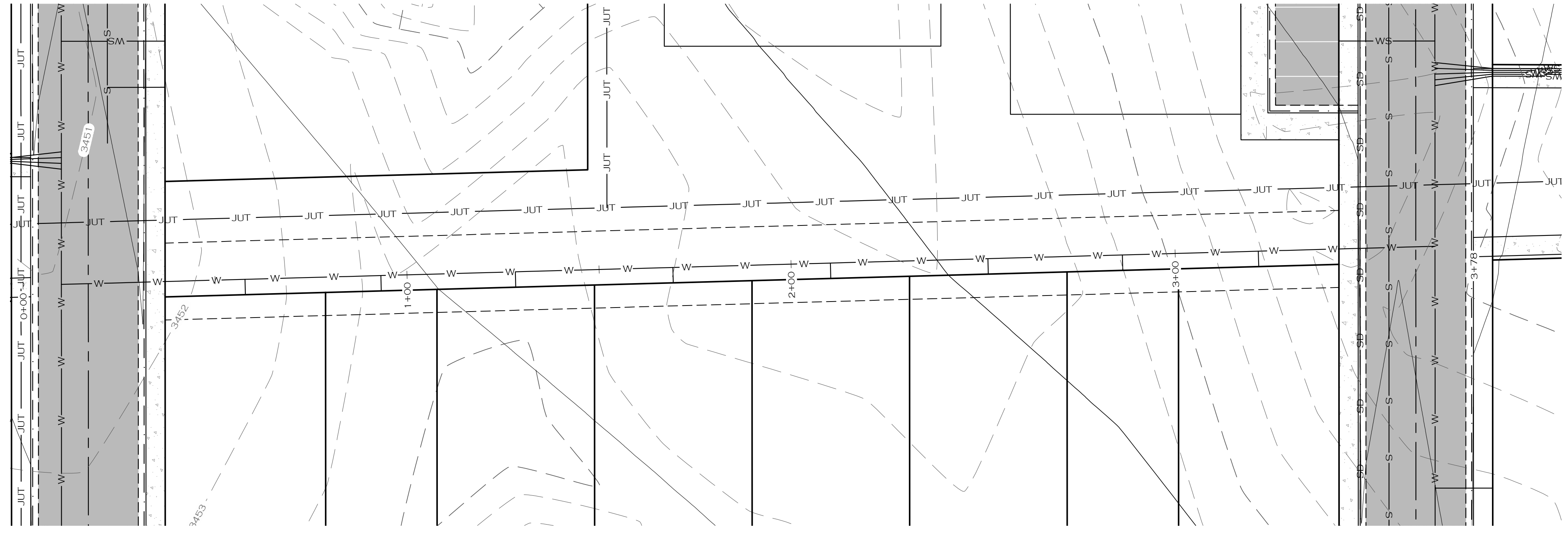
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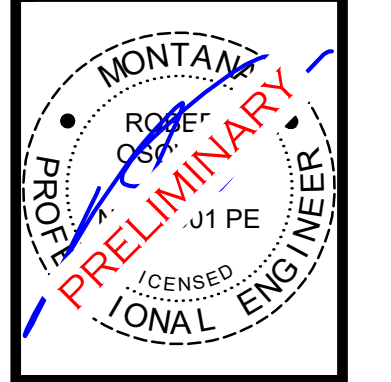
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER PLAN & PROFILE STA. 0+00 TO 3+83		

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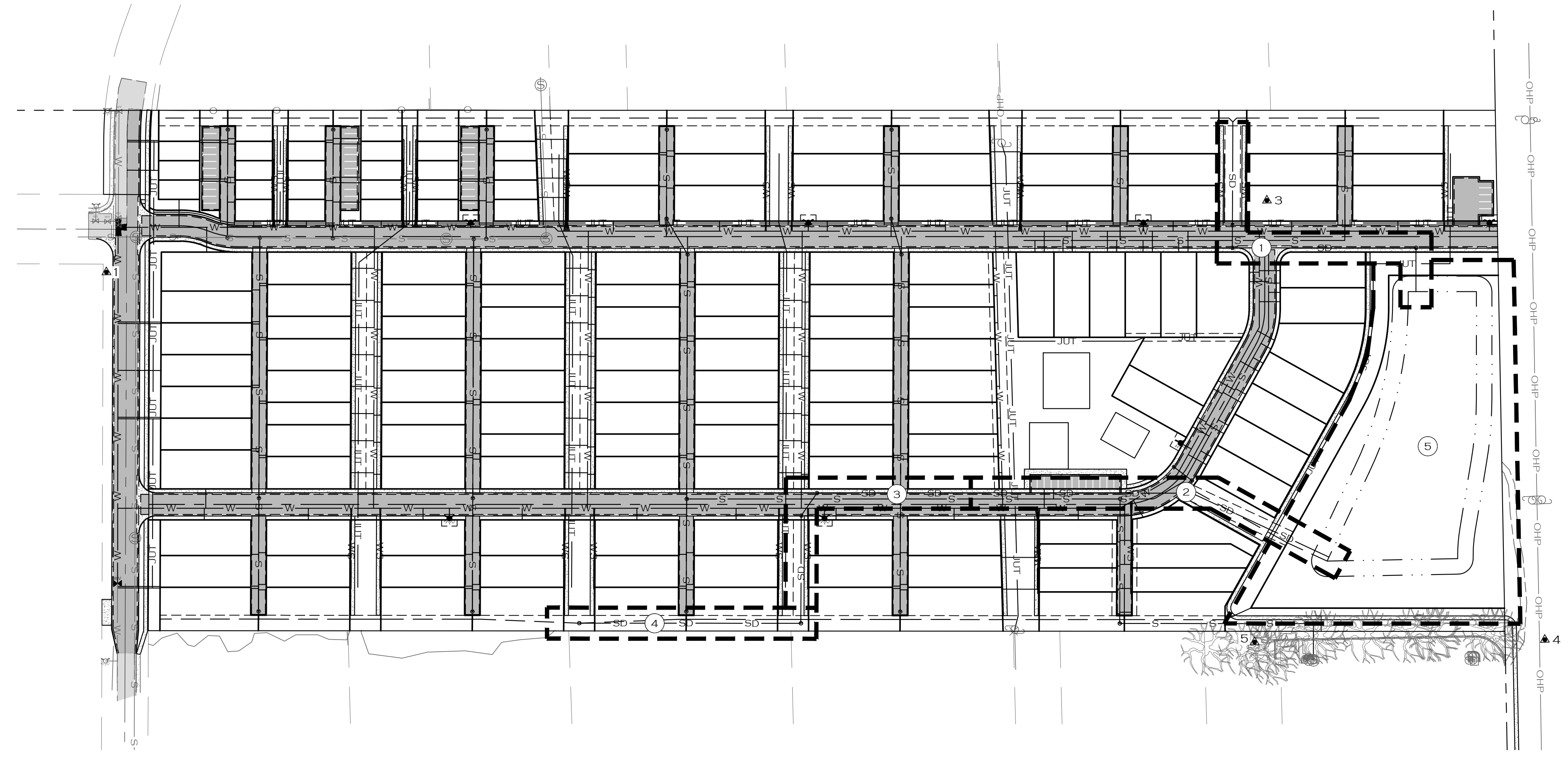


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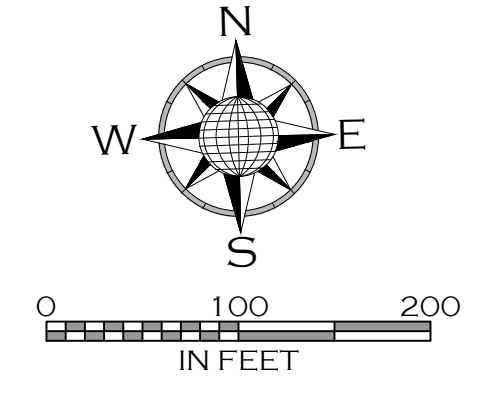
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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
WATER PLAN AND PROFILE STA. 0+00 TO 3+83		

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STORM PLAN & PROFILE INDEX		
INDICATOR	STORM NAME	PLAN SHEET(S)
①	STORM A	C6.1
②	STORM B	C6.2
③	STORM B	C6.3
④	STORM B	C6.4
⑤	POND	C6.5



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C6.0

GREAT FALLS

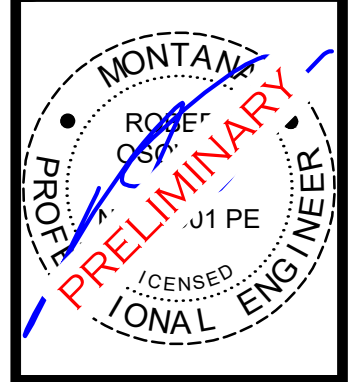
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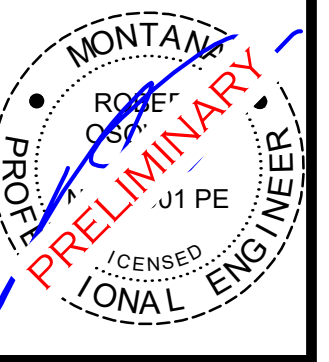
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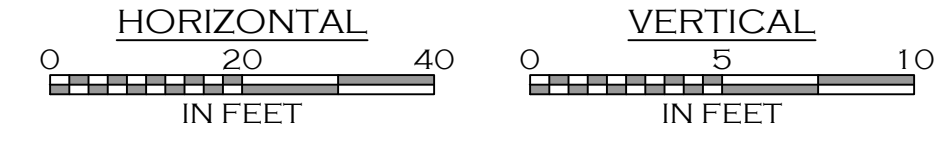
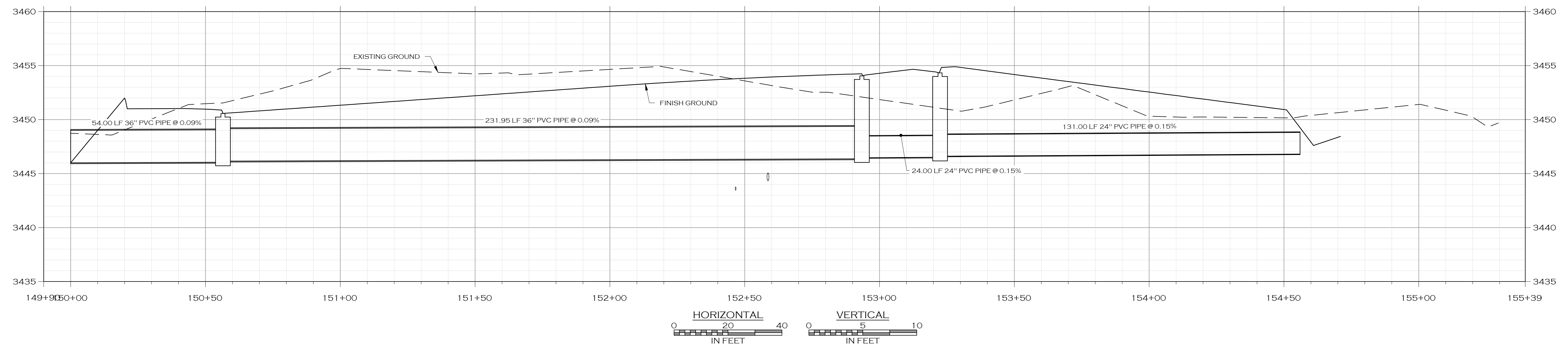
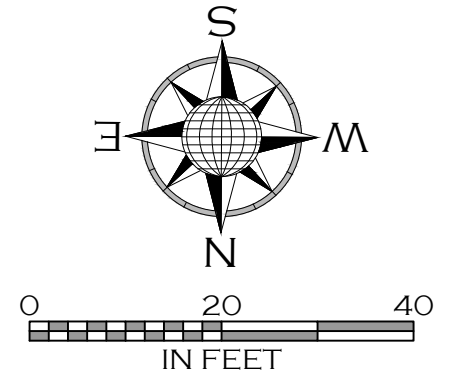
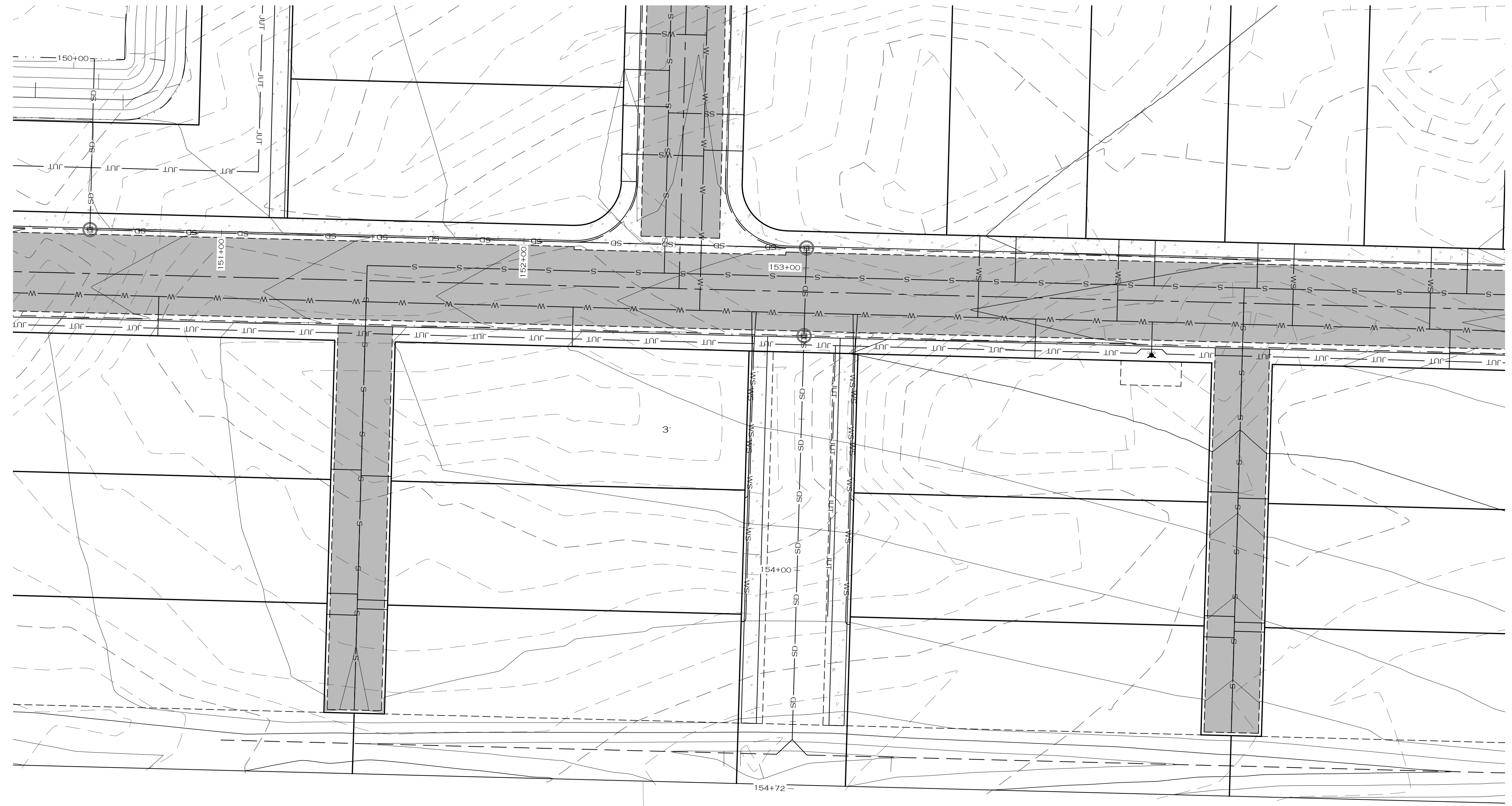


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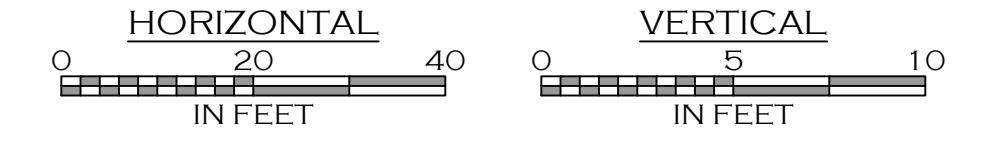
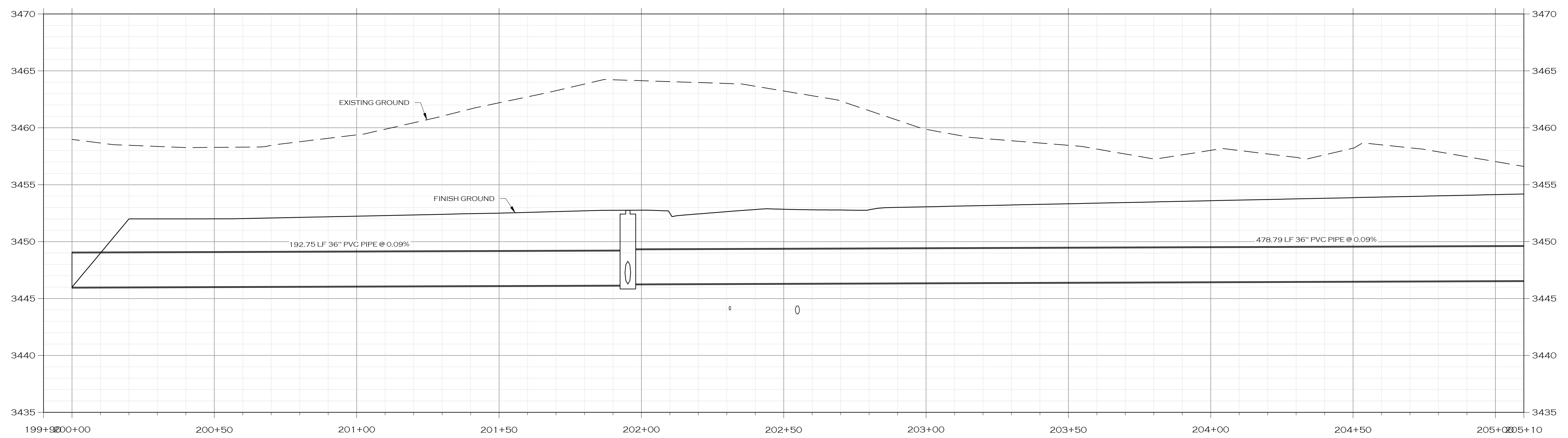
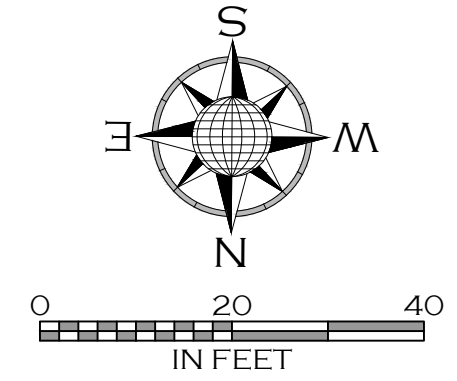
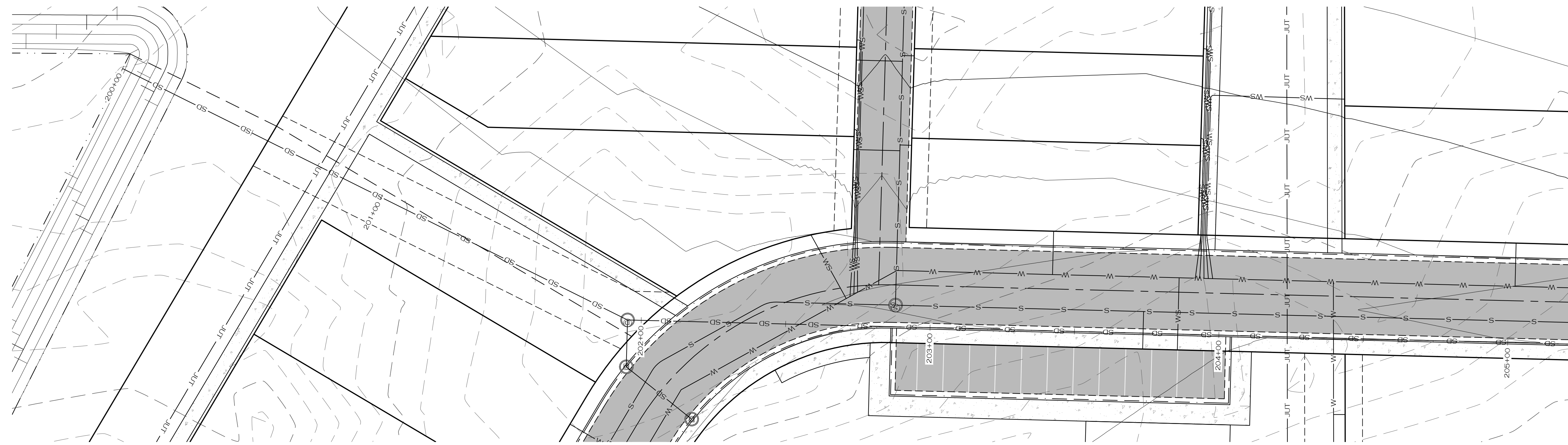
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MONTANA
 MEADOWVIEW VILLAGE
 GREAT FALLS
 STORM PLAN AND PROFILE

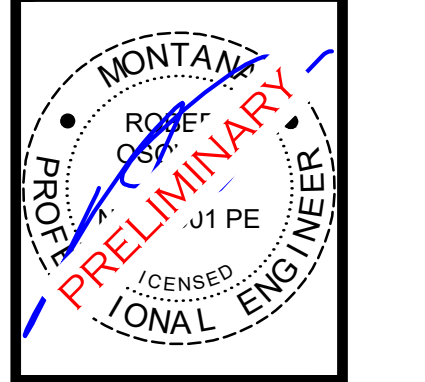
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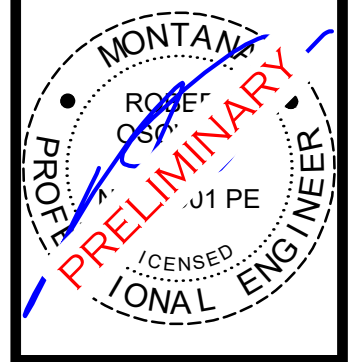
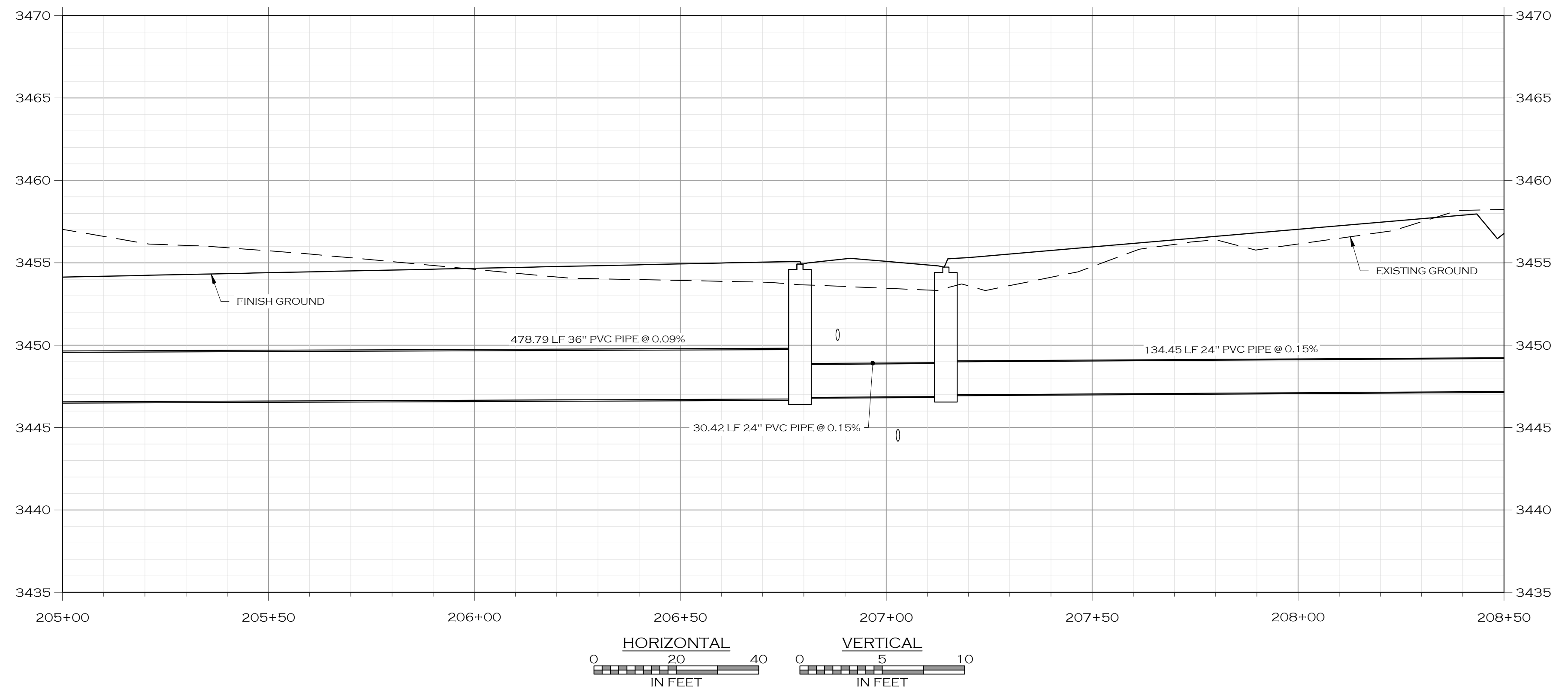
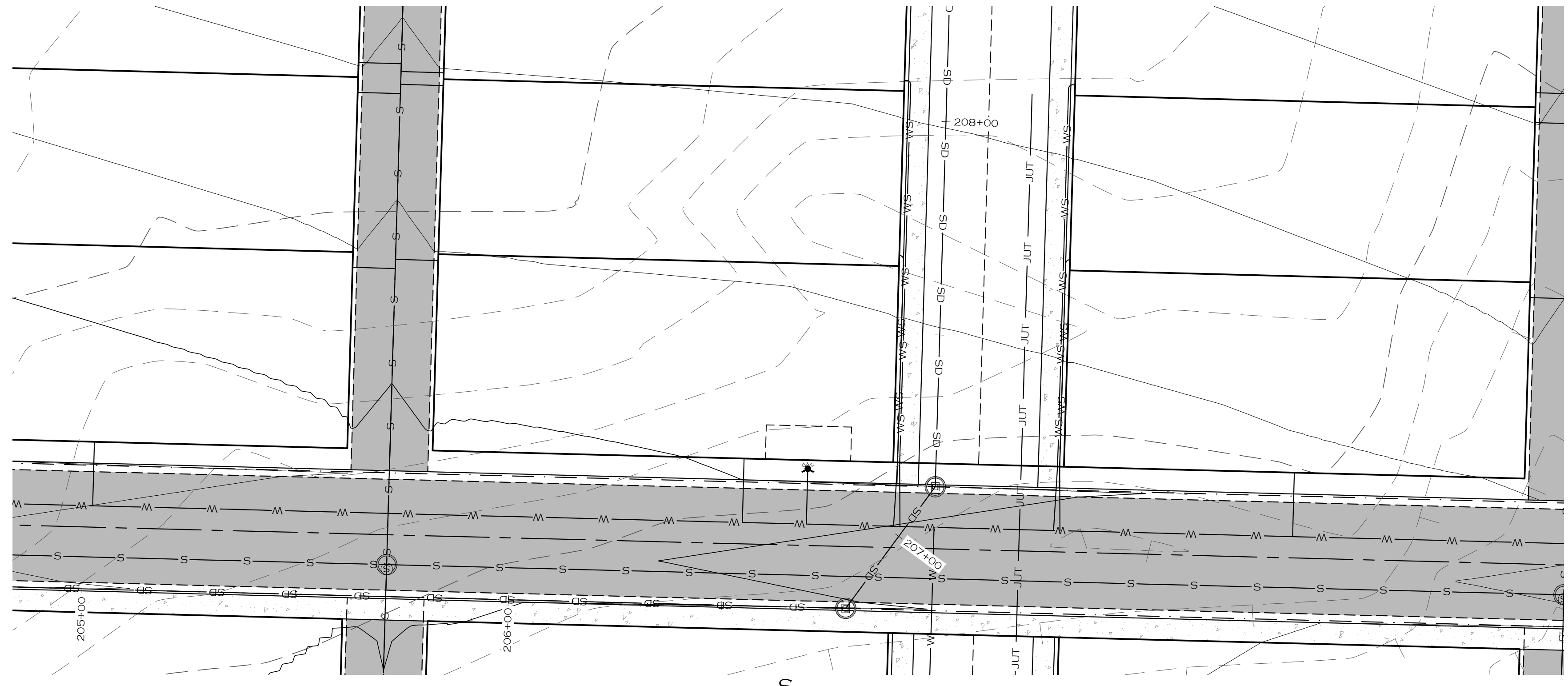


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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
STORM B PLAN AND PROFILE 1		



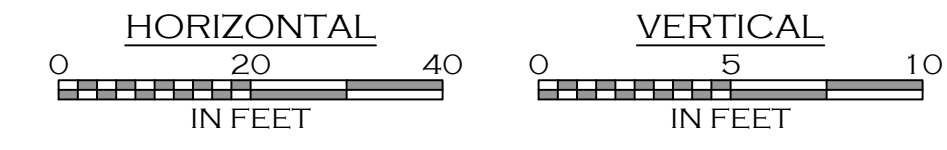
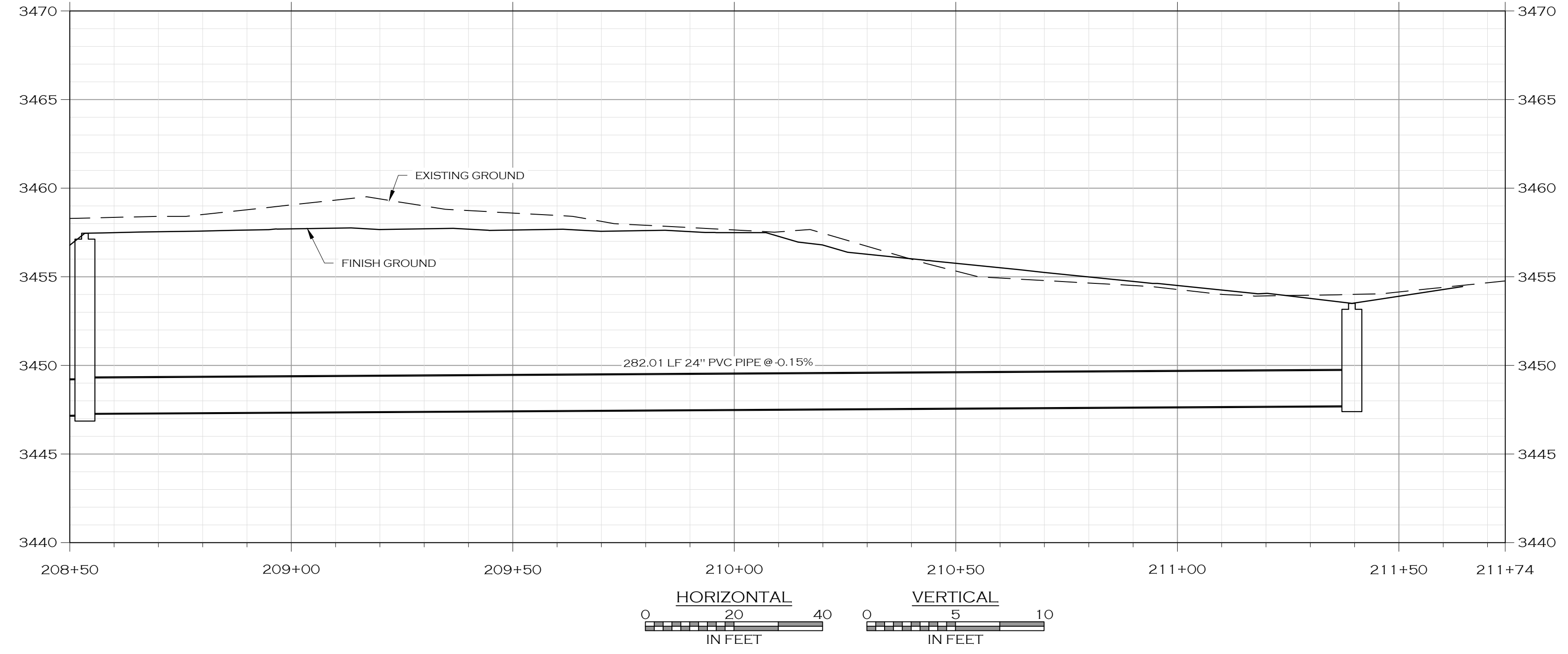
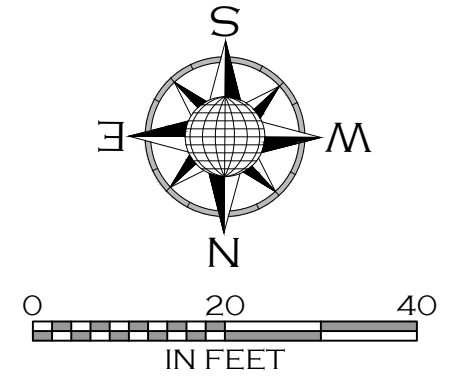
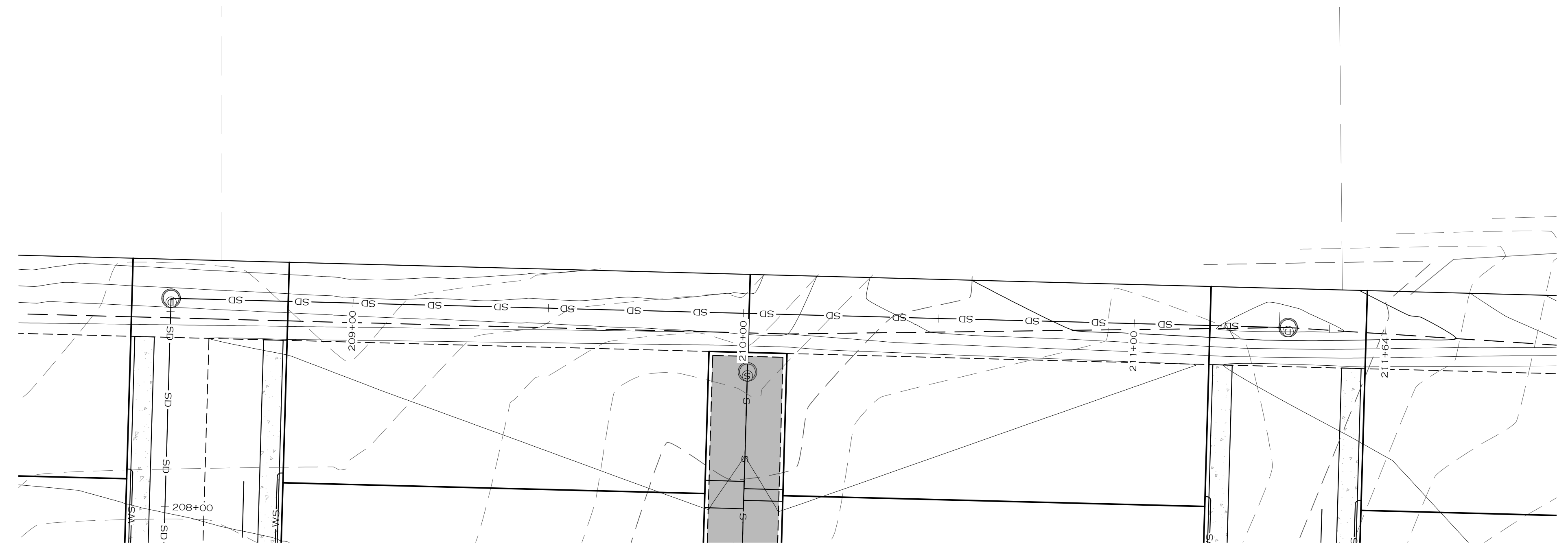
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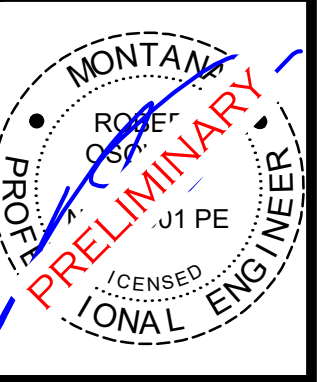
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 MEADOWVIEW VILLAGE
 GREAT FALLS
 STORM B PLAN AND PROFILE 2

C6.3

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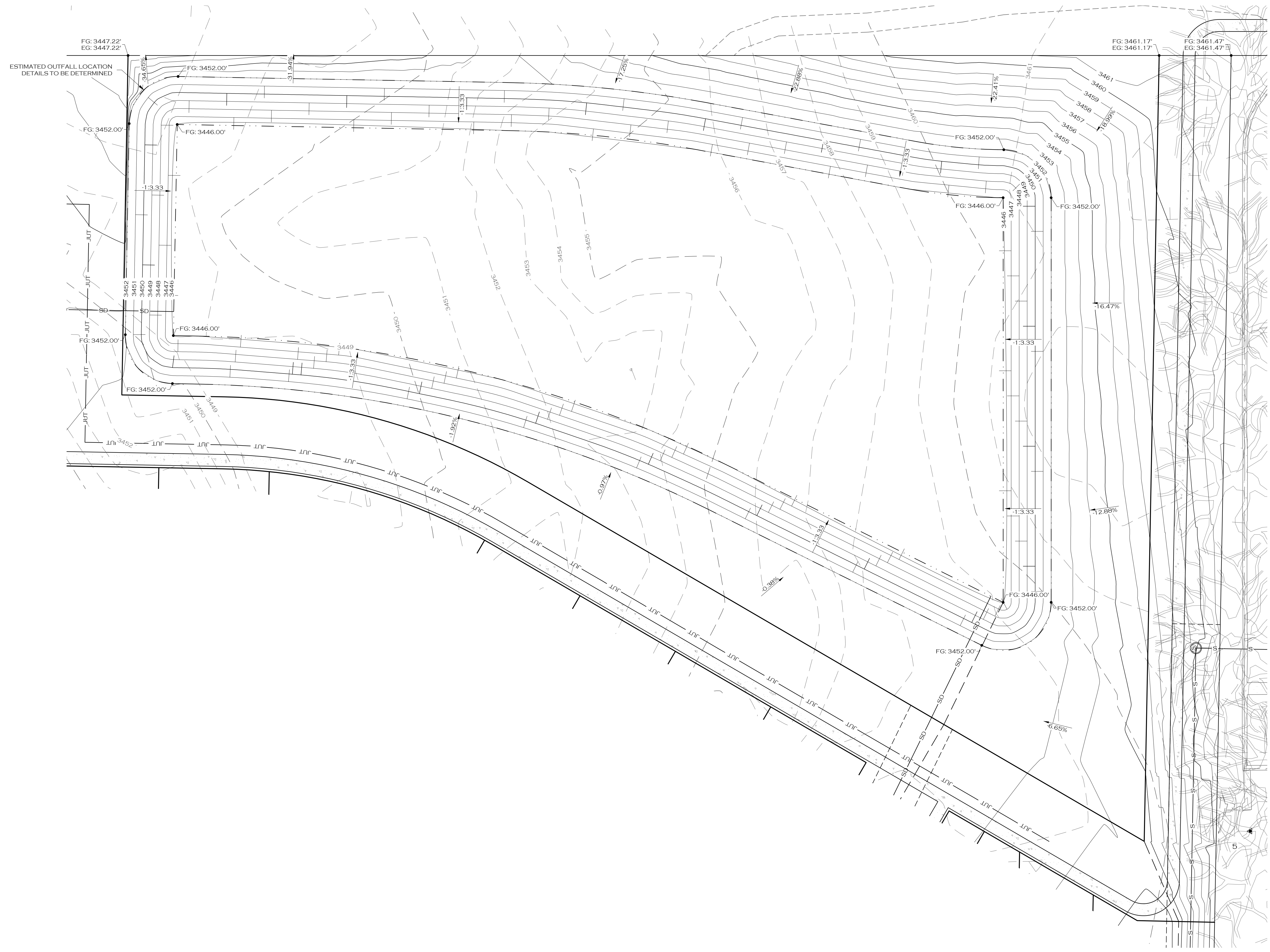
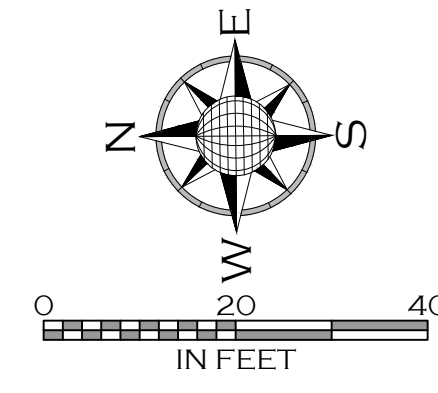


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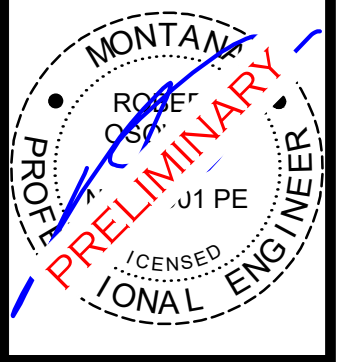
GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
STORM B PLAN AND PROFILE 3		

PRELIMINARY - NOT FOR CONSTRUCTION



ESTIMATED OUTFALL LOCATION
DETAILS TO BE DETERMINED

PRELIMINARY - NOT FOR CONSTRUCTION



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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA	
			POND OVERALL

C6.5

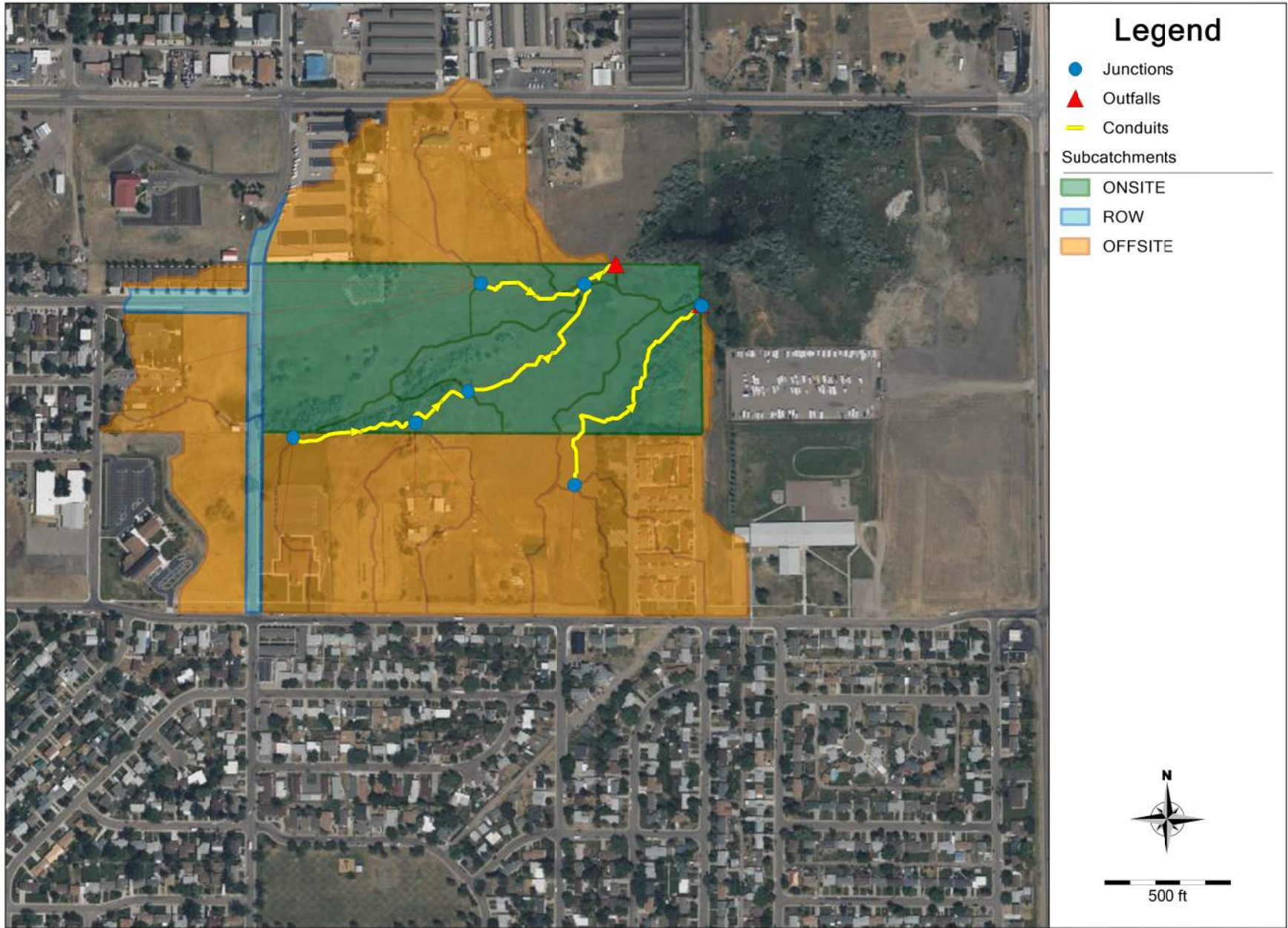
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DATE:	04/03/2025

STORM DRAINAGE DESIGN REPORT
Meadowview Village
February 17, 2025



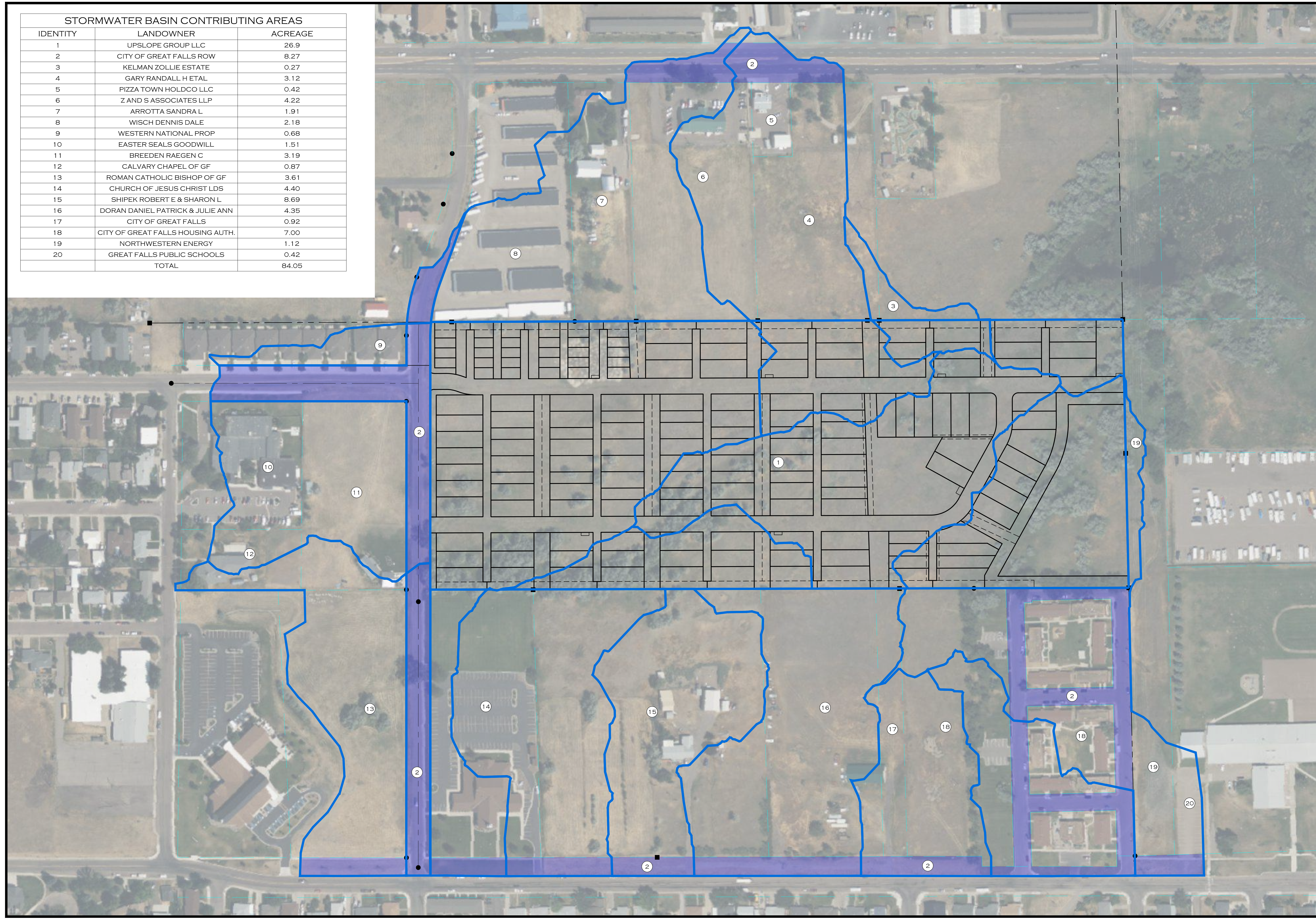
APPENDIX A

Subbasin Map



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



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DRAWN:	RLO/TDL
DESIGN:	RLO
QA:	SMW/RLO
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GREAT FALLS
 MEADOWVIEW VILLAGE
 MONTANA
 STORM BASIN LOT AREAS

LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025



APPENDIX G

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.

2.00 Meadowview Village Development Standards Table

Meadowview Village Development Standards		
Standard	R-3 (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

Meadowview Village Development Standards		
Standard	R-3 (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 Standards		
Standard	R-3 (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.

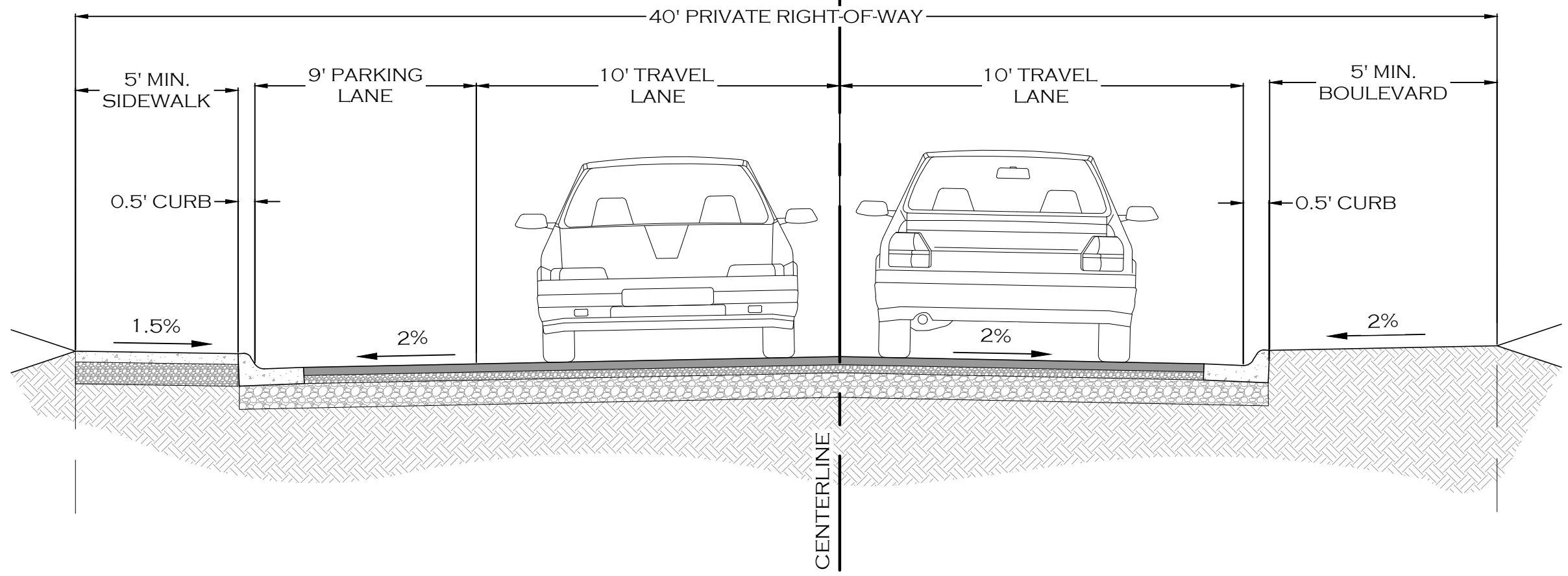
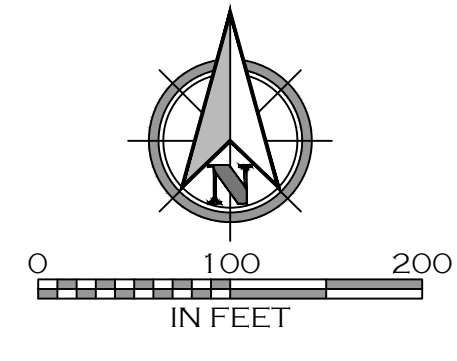
A. Major Changes. Major changes in the plan of development or supporting data similarly approved shall be considered the same as a new petition, and reapplication shall be made in accordance with the procedures for a new application. Major changes include increase in density, heights of buildings, change 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 Layout
- B) Proposed Subdivision Plat
- C) Phasing Plan

Exhibit A – Site Layout



PRELIMINARY - NOT FOR CONSTRUCTION

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025

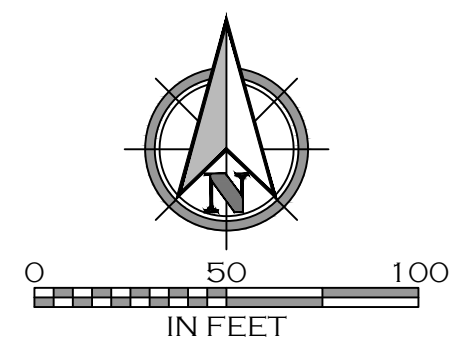
DATE	DESCRIPTION

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GREAT FALLS	MEADOWVIEW VILLAGE	MONTANA
SITE LAYOUT OVERALL LAND USE SUBMITTAL		



- KEY NOTES**
- ① CLEAR VISION TRIANGLE (45' x 45') OR (10' x 10')
 - ② BUILDING CORNER PER LOT LAYOUT



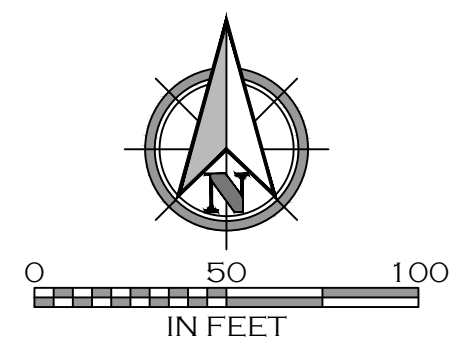
PRELIMINARY - NOT FOR CONSTRUCTION

EX-A	GREAT FALLS MEADOWVIEW VILLAGE	MONTANA	SITE LAYOUT WEST LAND USE SUBMITTAL												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	DESCRIPTION	DATE									
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JOB #:	DRAWN:	DESIGN:	DATE:												
23-090	RLO/TDL	RLO	04/03/2025												
CA:	SMW/RLO														

MATCHLINE
SITE EXHIBIT WEST



- KEY NOTES**
- ① CLEAR VISION TRIANGLE (45' x 45') OR (10' x 10')
 - ② BUILDING CORNER PER LOT LAYOUT
 - ③ CLUBHOUSE
 - ④ PRICKLE BALL COURT BUILDING
 - ⑤ PLAYGROUND
 - ⑥ DOG PARK
 - ⑦ MAILBOXES
 - ⑧ SCHOOL DISTRICT TRAIL CONNECTION



PRELIMINARY - NOT FOR CONSTRUCTION

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025

#	DESCRIPTION	DATE

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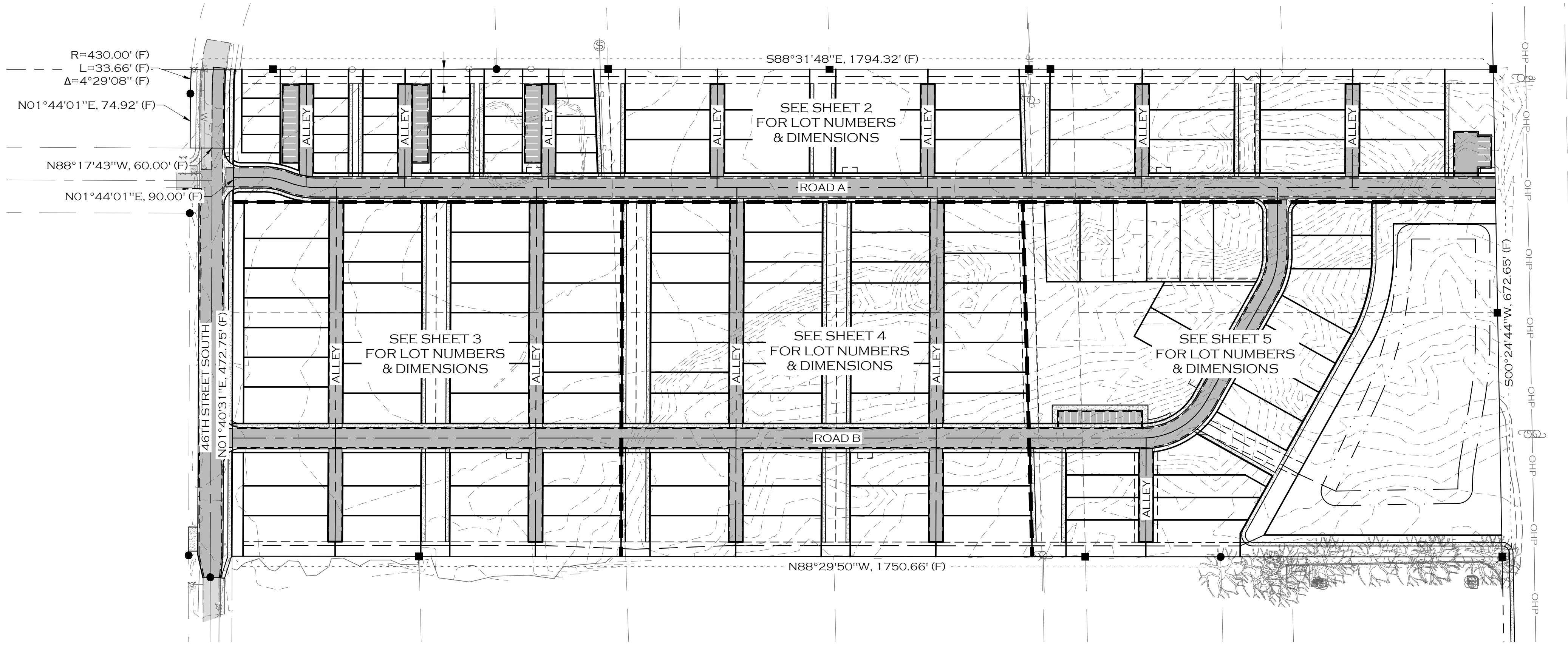
GREAT FALLS
 MONTANA
 MEADOWVIEW VILLAGE
 SITE LAYOUT EAST LAND USE SUBMITTAL

EX-A

Exhibit B – Proposed Subdivision 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



LEGEND

	SECTION LINE
	EXTERIOR SUBDIVISION BOUNDARY
	OLD LOT BOUNDARY
	ADJOINING PARCEL BOUNDARY
	INTERIOR LOT BOUNDARY PER THIS PLAT
	EASEMENT PER THIS PLAT
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND REBAR
	EXISTING ASPHALT
	EXISTING DIRT ROAD
	EXISTING GRAVEL
	EXISTING CURB
	EXISTING ROAD CENTERLINE
	EXISTING TRAIL
	EXISTING SIGN POST
	EXISTING CONCRETE/SIDEWALK
	EXISTING DITCH
	EXISTING SWAMP
	EXISTING FILL PILES
	EXISTING LANDSCAPING
	EXISTING BARB WIRE FENCE
	EXISTING CHAINLINK FENCE
	EXISTING GATE POST
	EXISTING BOLLARD
	EXISTING OVERHEAD POWER
	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 MAIN
	EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING DECIDUOUS TREE
	PROPOSED BUILDING
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED ASPHALT
	PROPOSED SIDEWALK/CONCRETE
	PROPOSED POND

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**
- 1) 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)
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 - 7) 20' x 8' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT
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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.

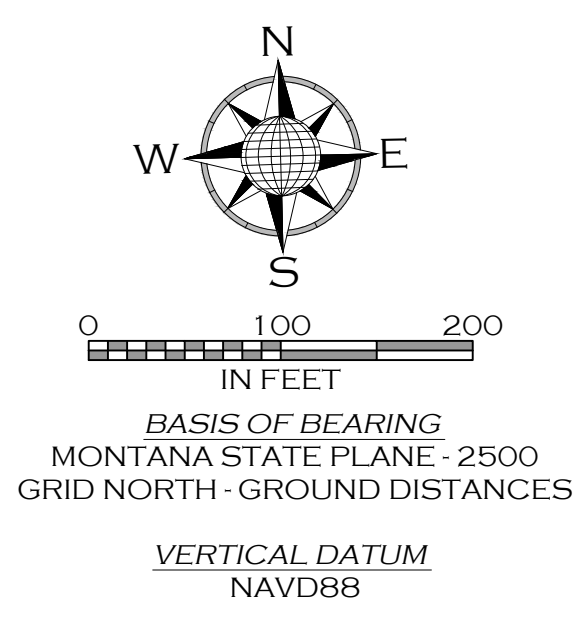
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 5. ROAD A, ROAD B, AND THE ALLEYS ARE ARE ENCUMBERED IN THERE ENTIRETY WITH A CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT.

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

PRELIMINARY

MICHAEL D. SHAYLOR, PLS
 MONTANA REGISTRATION NO. 19110LS

DATE _____

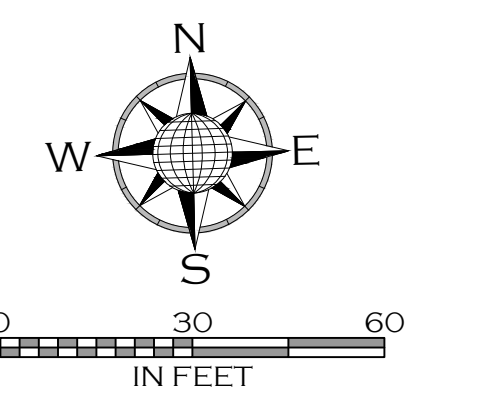
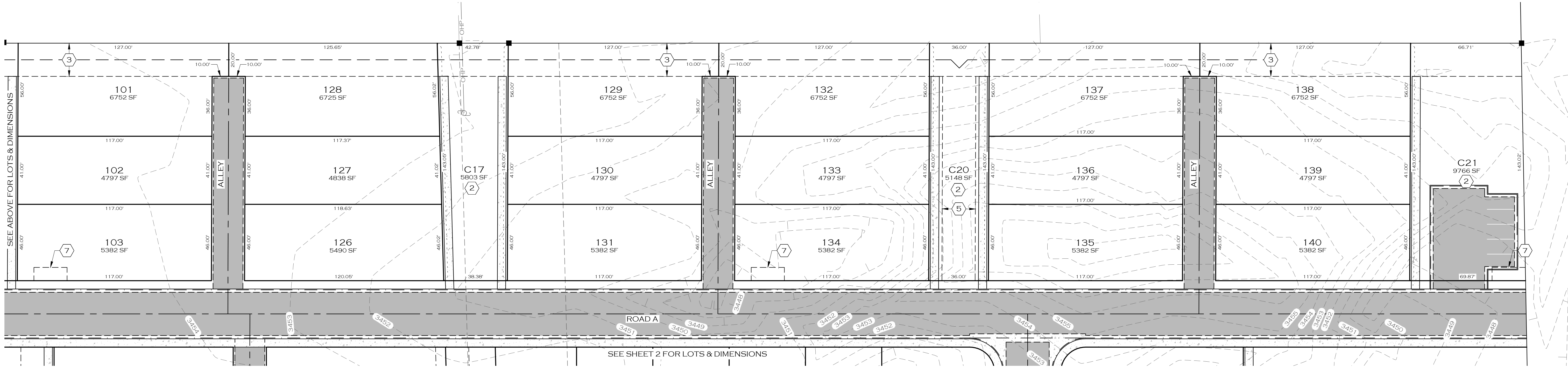
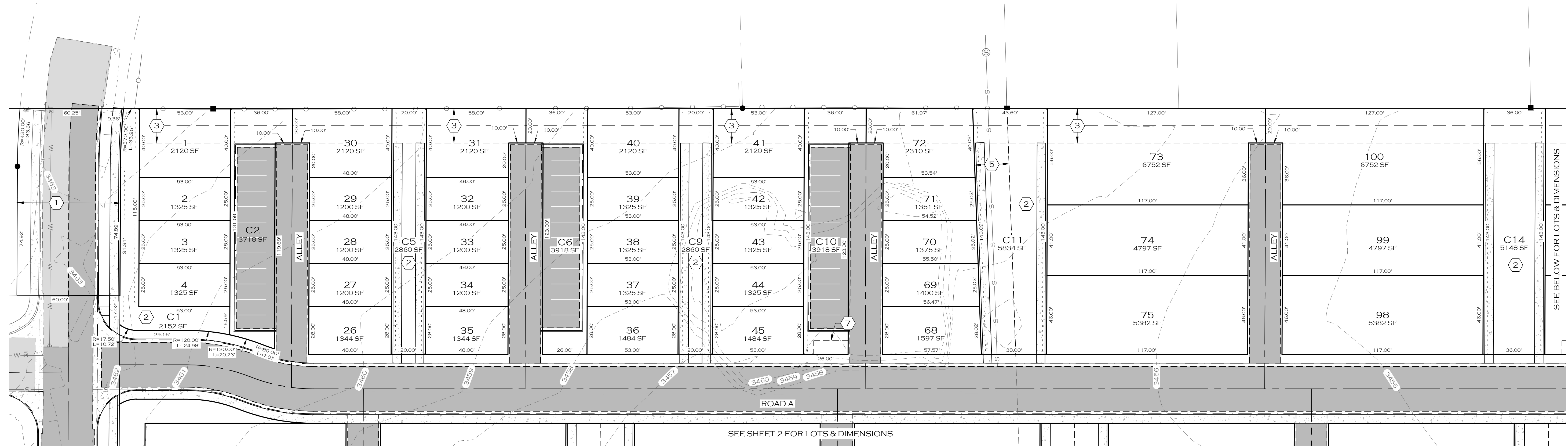


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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

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



BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES
VERTICAL DATUM
NAVD88

KEY NOTES

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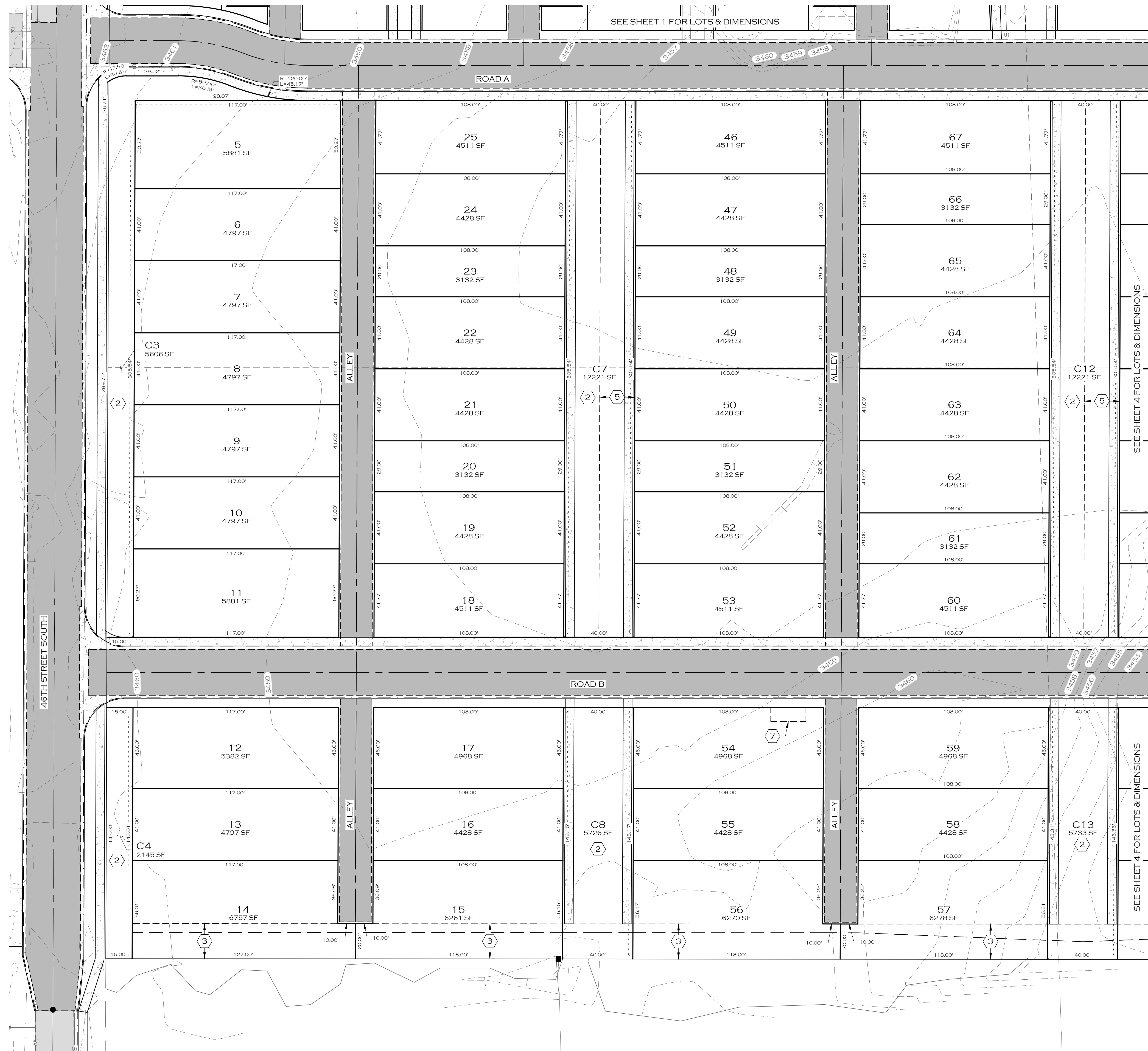
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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

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

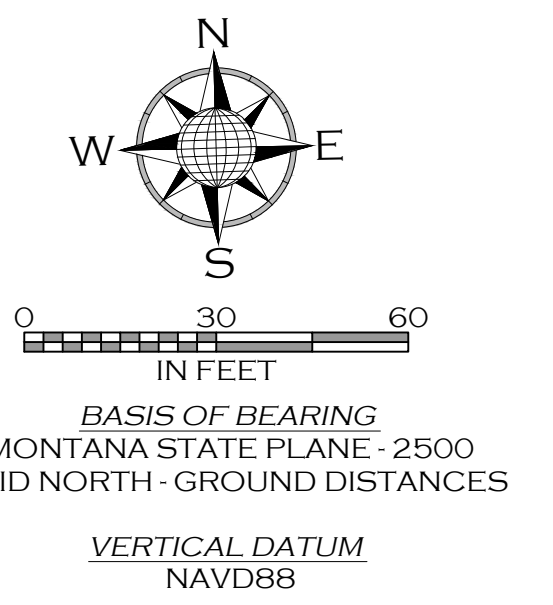


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	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET 3 OF 5
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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

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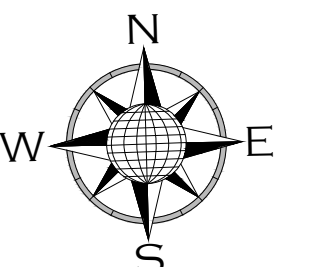


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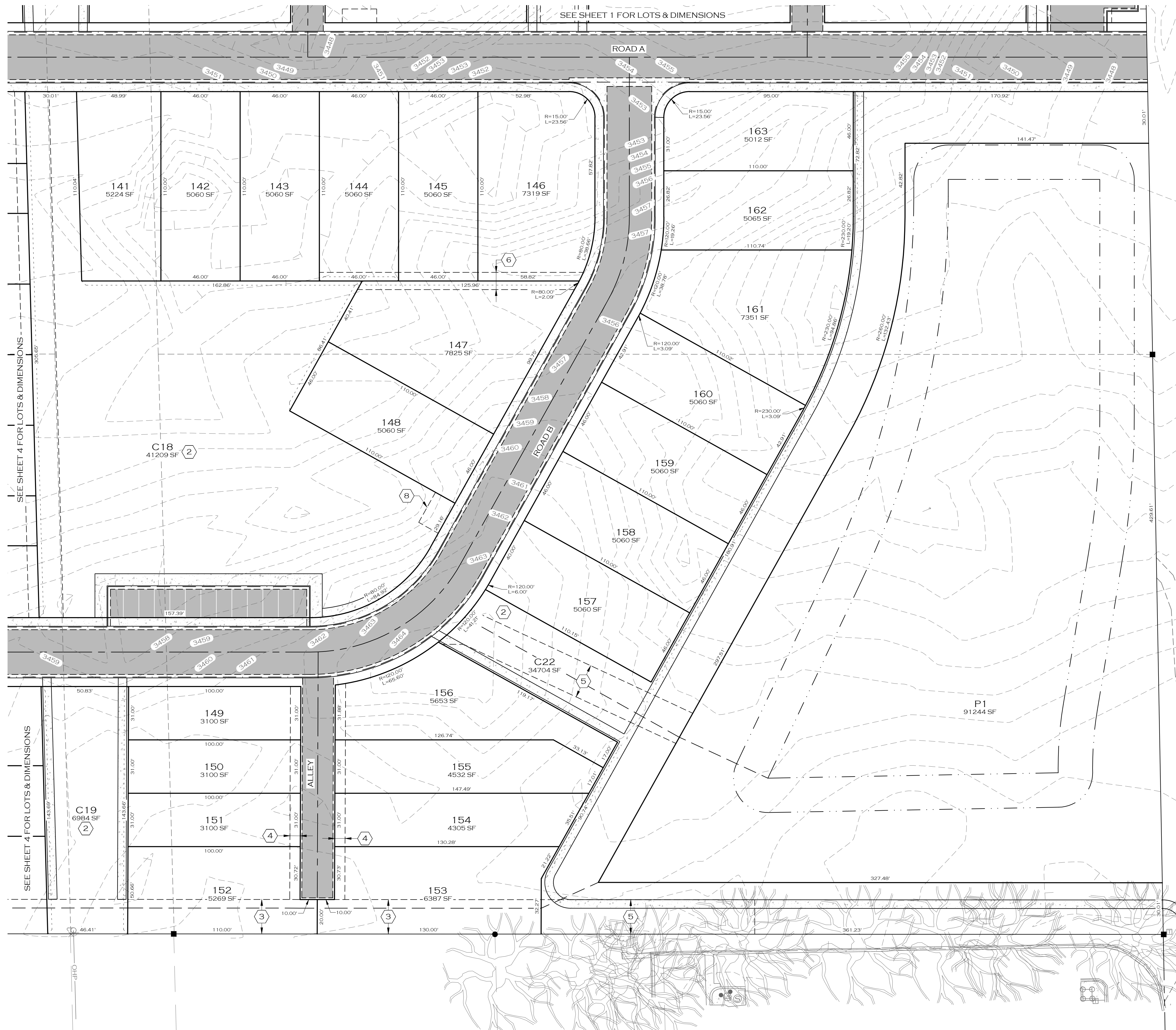
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		9	20 N	4 E	

PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
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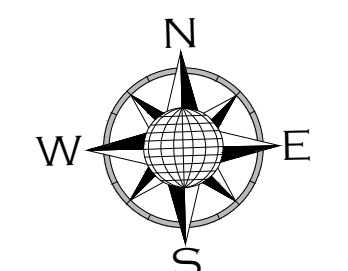


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- ⑧ 20' x 13' CITY OF GREAT FALLS PUBLIC UTILITY EASEMENT PER THIS PLAT

NOTES

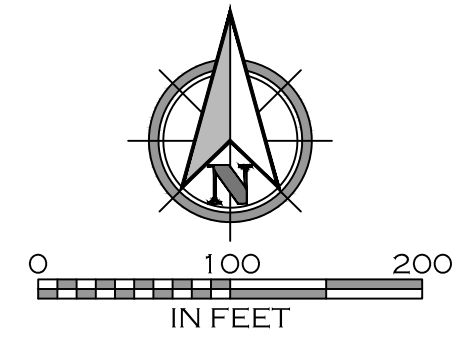
- 1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- 2. COMMON AREA LOTS BEGIN WITH THE LETTER C.
- 3. STORMWATER DETENTION POND LOT BEGINS WITH THE LETTER P.
- 4. ROAD A, ROAD B, AND THE ALLEYS ARE PRIVATE AND COMPRISE 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.



0 30 60
IN FEET
BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES
VERTICAL DATUM
NAVD88

<p>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.WOTHENG.COM</p> <p>PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: APRIL 3, 2025 FILENAME: PREPLAT.DWG SHEET 5 OF 5</p>	1/4	SECTION	TOWNSHIP	RANGE	<p>9</p> <p>20 N</p> <p>4 E</p>
	<p>9</p> <p>20 N</p> <p>4 E</p>				

Exhibit C – Proposed Phasing Plan



PRELIMINARY - NOT FOR CONSTRUCTION

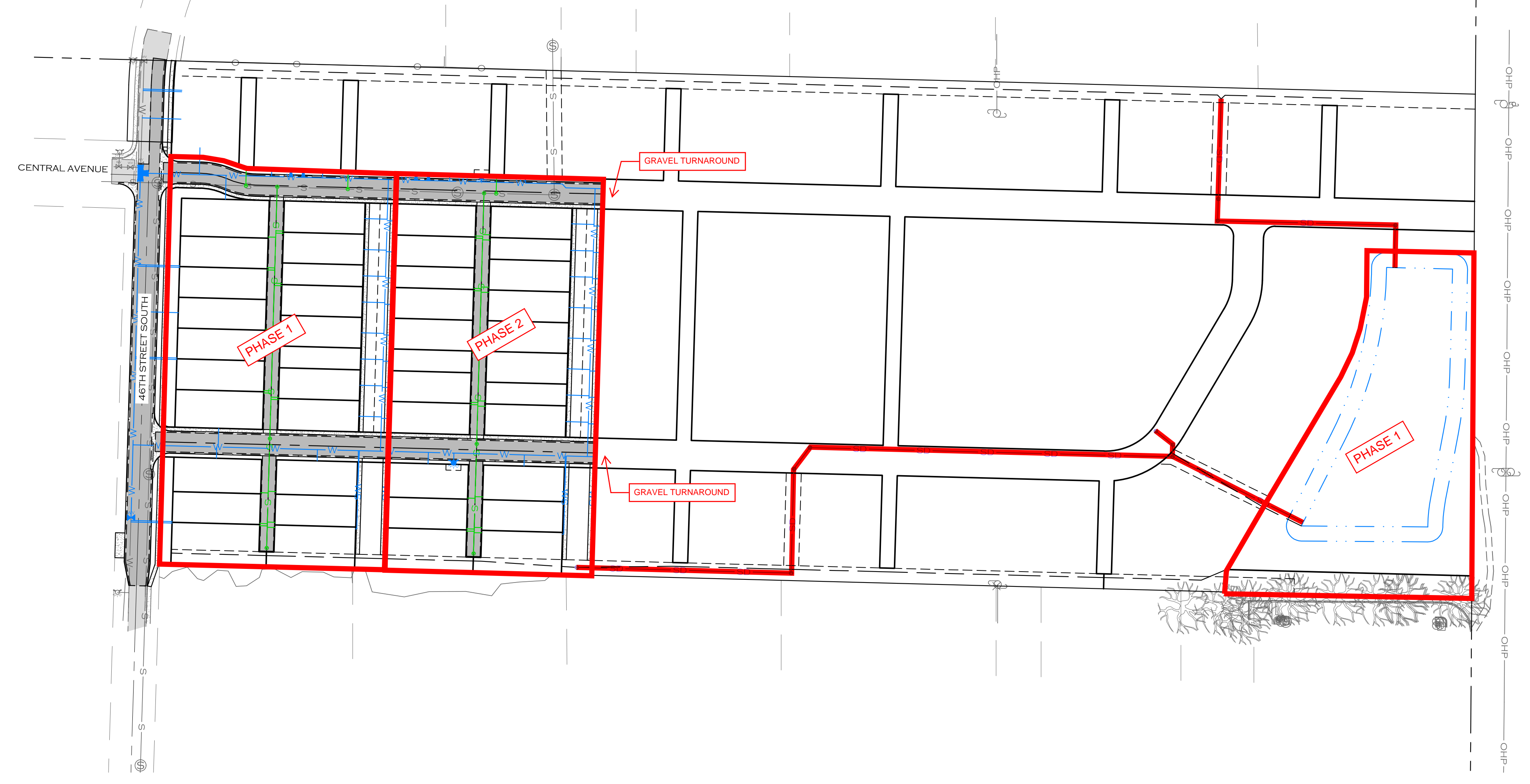
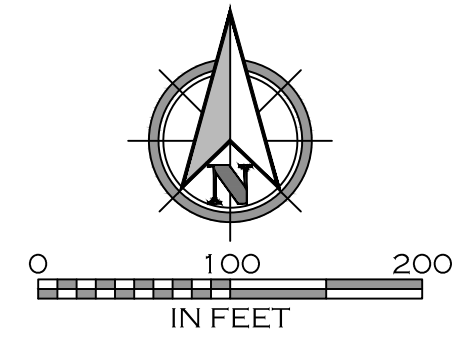
GREAT FALLS MONTANA
MEADOWVIEW VILLAGE
SITE LAYOUT OVERALL LAND USE SUBMITTAL

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
 405 3RD STREET NW, SUITE 205 • GREAT FALLS, MT 59404 • 406.761.1955
 3880 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406.803.5555
 WWW.WOITHENG.COM

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#	DESCRIPTION	DATE

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025



PRELIMINARY - NOT FOR CONSTRUCTION

EX-A

GREAT FALLS

MEADOWVIEW VILLAGE

MONTANA

WOITH ENGINEERING, INC.
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 405 3RD STREET NW, SUITE 205 • GREAT FALLS, MT 59404 • 406.761.1955
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 • WWW.WOITHENG.COM •

#	DESCRIPTION	DATE

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	04/03/2025

LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025



APPENDIX H

Additional Site Drawings and Renderings







































































LAND USE SUBMITTAL REPORT
Meadowview Village
April 16, 2025



APPENDIX I

Homeowners Association Documents

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. Definitions.

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. Principal Office. 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. Membership.

a. Membership Eligibility. The Members of the Association (a "Member") shall consist of those persons or entities who are mandated to be members under the Declaration.

b. Voting Rights. 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. Membership Meetings. 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. Special Meetings. 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. Notice of Meetings. 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. Action without Meeting. 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. Remote Meetings. 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. Order of Business. 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. Membership Rolls. 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. Quorum. 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. Proxies. 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.

l. Cumulative Voting. Cumulative voting shall not be permitted for any purpose.

m. Voting by Ballot. 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. Board of Directors.

a. General Powers. 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. Qualifications, Elections and Appointment, and Term of Office. 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. Meetings. 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.

d. Notice. Notice of all annual and regular meetings shall be delivered to each 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. Quorum. 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. Manner of Acting. 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. Removal and Resignation. 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. Vacancies. 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. Compensation. 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. Presumption of Action. 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. Order of Business. 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.

l. Action without a Meeting. 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. Architectural Control Committee. 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. Officers. 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. Qualification, Election, and Term of Office. 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. Resignation and Removal. 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. President. 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. Vice President. 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. Secretary. 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. Treasurer. 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. Salaries. 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. Fiscal Year. 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. Waiver of Notice. 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. Amendment.

a. By the Directors. 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. By the Members. 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. Severability. 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:

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. Definitions. The following definitions shall apply in this Declaration.

a. Association. “Association” means Meadowview Village HOA, Inc. and its
successors and assigns.

b. Architectural Control Committee. “Architectural Control Committee” means the committee set forth in Section 7 herein.

c. Board. “Board” means the Association’s board of directors, whether elected under the Bylaws or appointed by Declarant as herein provided.

d. Bylaws. “Bylaws” means the bylaws adopted by the Association, as may be amended from time to time.

e. Common Area. “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. Declarant. “Declarant” means _____ and its successors and assigns.

g. Declaration. “Declaration” means this Declaration of Covenants, Conditions, and Restrictions for Meadowview Village, as it may be amended from time to time.

h. Lot. 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. Owner. “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. Period of Declarant Control. “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. Real Property. “Real Property” means the property described in Section A of the Recitals.

2. Expansion and Annexation of Adjoining Properties. 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. Homeowners' Association.

a. Organization. Upon filing the final plat of the Meadowview Village subdivision, Declarant will file with the Montana Secretary of State Articles of Incorporation, creating a non-profit 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. Membership. 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. Voting Rights. 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. Management During Period of Declarant Control. 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. Responsibility and Authority of Association.

a. Maintenance and Management of Common Areas and Roadways. 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. Enforcement. 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. Other Services and Professional Management. 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. Assessments.

a. Assessments. 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. Types of Assessments. 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. Regular assessment. 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. Special Assessments. 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. Payment of Assessments. 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. Effect of Non-Payment of Assessment. 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. Purpose of Restrictions and Covenants. 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. Architectural Guidelines. 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. Residential Use. 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. Planned Unit Development and Zoning. 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. Type of Structures. 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. Building Height Restrictions. 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. Building Materials. 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. Noxious or Offensive Activity. 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. Easements over all Common Areas. 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. Roadways. 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. Utility Easement Reservation. 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. Trash and Garbage. 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.

l. Parking. 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. Exterior Maintenance and House Numbers. 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. Fences. 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. Animals. 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. Signs. 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. Recreational Vehicles, Campers, Trailers, and Boats. 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. Utility Connection Costs. The Owner of each Lot shall pay all utilities and utility connection costs.

s. Landscaping and Mining and Mineral Rights. 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. Weed Control. 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. Utilities, Wiring, and Antennas. 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. Forced Sewer Lots. 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. Improvement Agreement. 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. No Re-Subdivision. No Lot may be further subdivided.

7. Architectural Control Committee.

a. Appointment of Architectural Control Committee. 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. Approval of Construction Plans. 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.

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. Common Area Access and Use. 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. Enforcement and No Waiver. 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. Attorney's Fees. 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. Severability. 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. Duration. 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. Amendment.

a. Amendment During Period of Declarant Control. 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. Amendment After Period of Declarant Control. 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. Unilateral Amendment by Declarant. 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 mortgageor 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. Recording Requirement. 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. Liability of Declarant. 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: _____

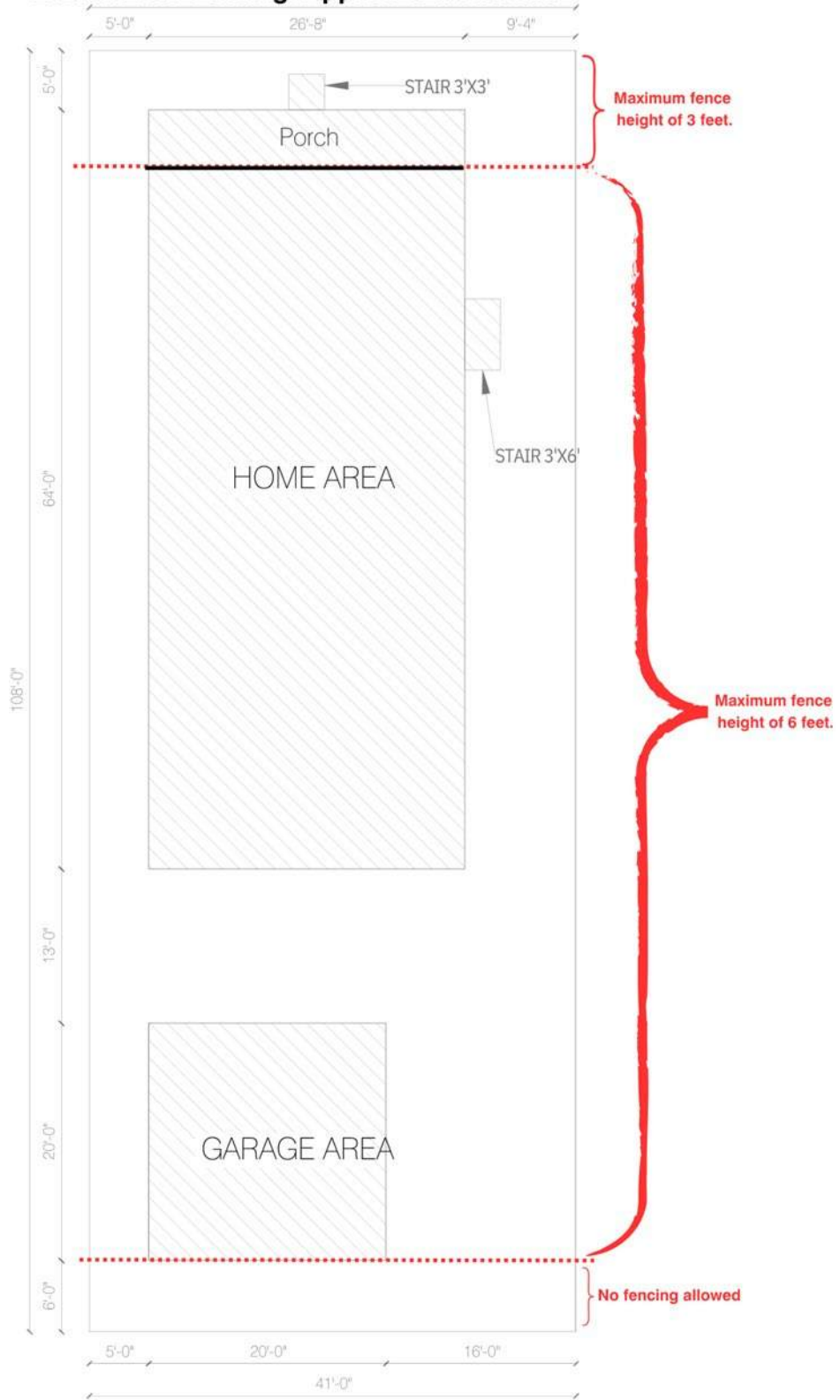
State of Montana
County of _____

This instrument was acknowledged before me on _____, 2025, by
_____ on behalf of _____.

(notary seal)

Notary Public

Exhibit A for Fencing: Applies to all homes



3/2 D

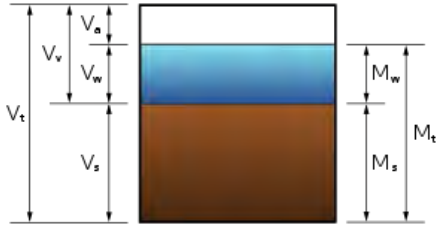
LAND USE SUBMITTAL REPORT
Meadowview Village
February 17, 2025



APPENDIX E

Geotechnical Report

Lorenzen Soil Mechanics, Inc.



Central Avenue and 46th Street Housing Development Great Falls, Montana Geotechnical Engineering Report

Prepared for:
Upslope Group
P.O. Box 16795
Missoula, MT 59808

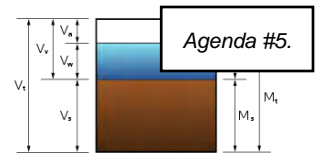
Prepared by:
Lorenzen Soil Mechanics, Inc.
5730 Expressway - Unit H
Missoula, Montana 59808

November 11, 2024

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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 46th 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.

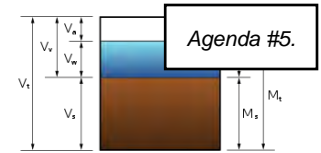
The primary purpose of the investigation was to evaluate the subgrade materials and to use that information to provide recommendations for street typical sections and its underground utilities, and for the slab-on-grade foundation subgrade preparations. Woith Engineering is the civil engineering firm 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 is 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 (Kk₅). 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, wind-deposited 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.”

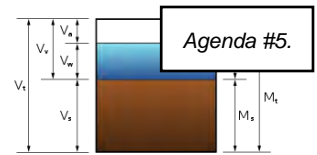
The Kk₅ materials are described as “Red-weathering mudstone that contains lenses and beds of brownish-gray and greenish-gray, cross-bedded, micaceous sandstone, and light gray nodular limestone concretions.”

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 Kk₅ 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 ice-marginal 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 Kk₅ 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.

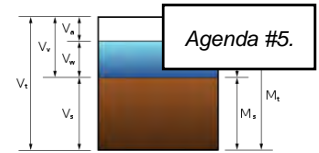
The October 2016 supplemental boreholes included BH-05 and BH-06. BH-05 was drilled to a depth of 37 feet where it bottomed in highly weathered claystone. The sampler experienced 1 foot of sand heave prior to sampling. The groundwater table was first noted at the 32-foot depth. It rose to the 18-foot 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® 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.

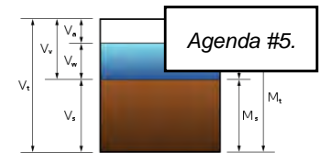
Factors that play a role in the shrink/swell potential are the plasticity index, shrinkage limit, and the colloid content. The moisture content ultimately plays a major role. Table 1 presents criteria developed by Robert Holtz (1959) and the U.S. Department of Interior (1998) for the probable expansion 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.

TABLE 1: Expansion Potential from Classification Test Data

Degree of Expansion	Probable Expansion as a % of Total Volume Change ¹	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

¹Dry 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 fine-grained 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 are 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.

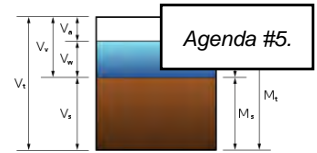
In short, the fine-grained overburden soils can be expected to undergo significant volume changes if water is allowed to collect unabated in the subgrade soils. It is the moisture that provides the volume changes in expansive soils and in collapsible soils. Maintaining positive drainage away from the 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 to 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.



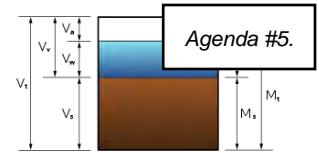
4. Prior to filling, soak the fill area footprint and compact using a vibratory compactor having an operating weight of at least 25,000 pounds and a centrifugal force of at least 45,000 pounds. This compaction effort is intended to consolidate the soils from a flocculated structure into a dispersed structure 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 (\pm) 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 46th 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 (\pm) 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:

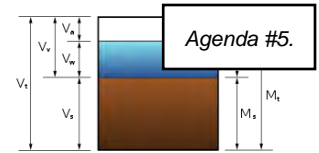


1. Installing the underground utilities. The Fill spoils are to be placed back into their trenches in 8-inch (maximum) loose lifts, compacting each lift to a standard relative compaction of at least 98 percent. A plate wacker can be used for the compactive effort.
2. Providing and placing insulation forms for the thickened edges that extend at least 2.5 feet horizontally from the building perimeter. Mono Slab® 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: Leveling Course/Base Course

Sieve Size	Percent Passing
3/4"	100
3/8"	70 - 90
No. 4	40 - 70
No. 10	25 - 55
No. 200	0 - 8

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, μ , 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

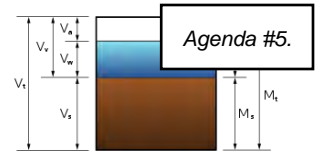
The ASCE/SEI 7-22 Hazards Report was used to develop the spectral response values for a seismic site class and for wind speed velocities. The seismic values will be presented in Subsection 3.8.

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.

TABLE 3: Exposure C 3-Second Gust Wind Speeds

Mean Recurrence Interval (yr)	Wind Speed Velocity (mph)	Mean Recurrence Interval (yr)	Wind Speed Velocity (mph)
10	75	1,700	115
25	81	3,000	119
50	87	10,000	129
100	92	100,000	148
300	101	1,000,000	167
700	107	-	-

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:

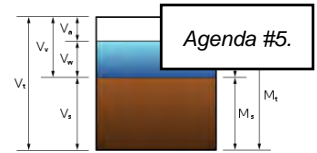
1. Excavating to the exterior flatwork subgrade and scarifying the excavation to a depth of at least 6 inches.
2. Moisture conditioning the scarified surface by wetting the subgrade at, or up to 3 percent over, its optimum moisture content.
3. Compacting the moisture conditioned subgrade to a standard relative compaction of at least 95 percent.
4. Providing a woven separation/stabilization geotextile meeting the engineering characteristics of Mirifi[®] 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 II cement is being promoted as a general-use cement, replacing the Type I/II. LSM recommends Type II 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 II 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.

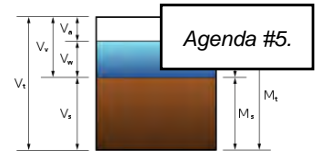
For stormwater drainage design, the underlying CH soils at the western one-third of the parcel are to be considered to have very slow infiltration rates. Conversely, the SP soils encountered at the parcel's eastern two-thirds can be expected to have moderately fast infiltration rates.

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_{MS} , and at 1-second periods, S_{M1} , 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 $1.7 \times H^2$, making the active pressure against the wall during an earthquake equal to $21.6 \times H^2$ 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

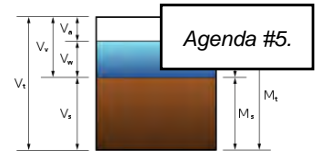
ASCE/SEI 7-22, Earthquake Loads	
Site Class Definition	C
Mapped Spectral Response Acceleration Parameter, S_s for 0.2 second	0.150g
Mapped Spectral Response Acceleration Parameter, S_1 for 1.0 second	0.056g
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter, S_{MS}	0.074g
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter, S_{M1}	0.016g
Design Spectral Response Acceleration Parameter, S_{DS}	0.011g
Design Spectral Response Acceleration Parameter, S_{D1}	0.053g
Mean Peak Ground Acceleration, PGA_M	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 one-third 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:

Asphalt Plant Mix	3 inches
3/4-inch Minus Crushed Base Course	9 inches
Woven Geotextile	Mirifi® RS380i
Scarified Subgrade	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® 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 +/-2, the job mix gradation for production would be 4 - 8.

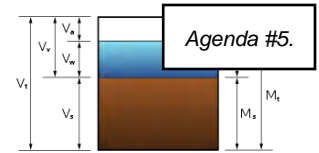


TABLE 5: Plant Mix Surfacing Gradation

Sieve Size	% Passing Job Mix Target Bands	Job Mix Tolerances
3/4"	100	---
1/2"	83 - 93	+/- 7
3/8"	73 - 87	+/- 7
No. 4	47 - 63	+/- 6
No. 10	32 - 43	+/- 6
No. 40	15 - 25	+/- 5
No. 200	5 - 7	+/- 2

- 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.

TABLE 6: Fresh Concrete and Compaction Inspection Testing Frequency

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 ¹	1 Test per 50 Cubic Yards per Day
Non-Structural Concrete	1 Test per Day

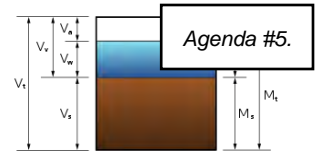
¹. Structural concrete includes all footings, foundation walls, slabs, and other load bearing elements.

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

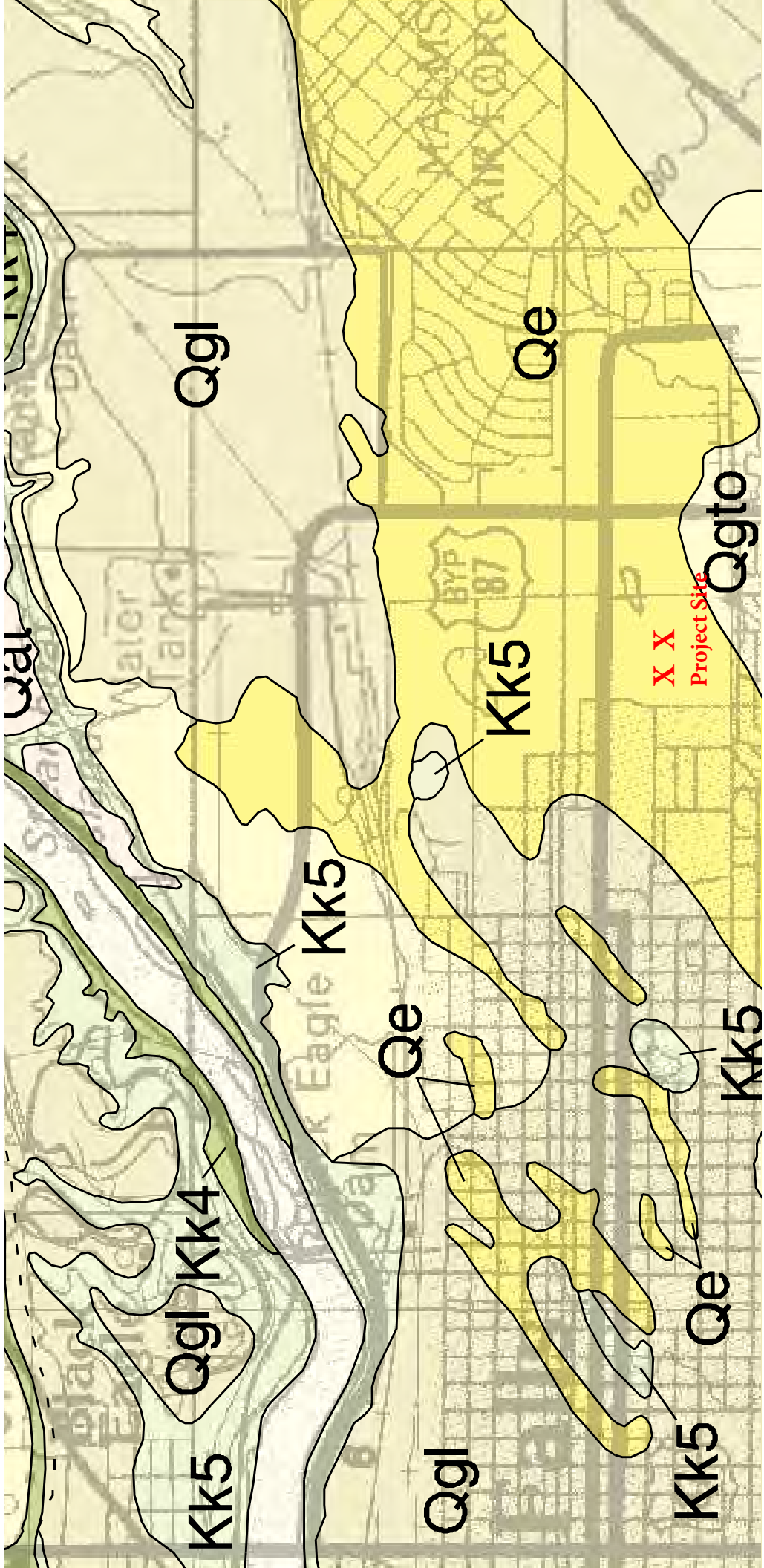


Figure 1: Portion of the MBMG Open File Report 459 "Geologic Map of the Great Falls North 30' x 60' Quadrangle", 2002; Compiled and Mapped by Susan M. Vuke, Roger B. Colton, and David S. Fullerton.

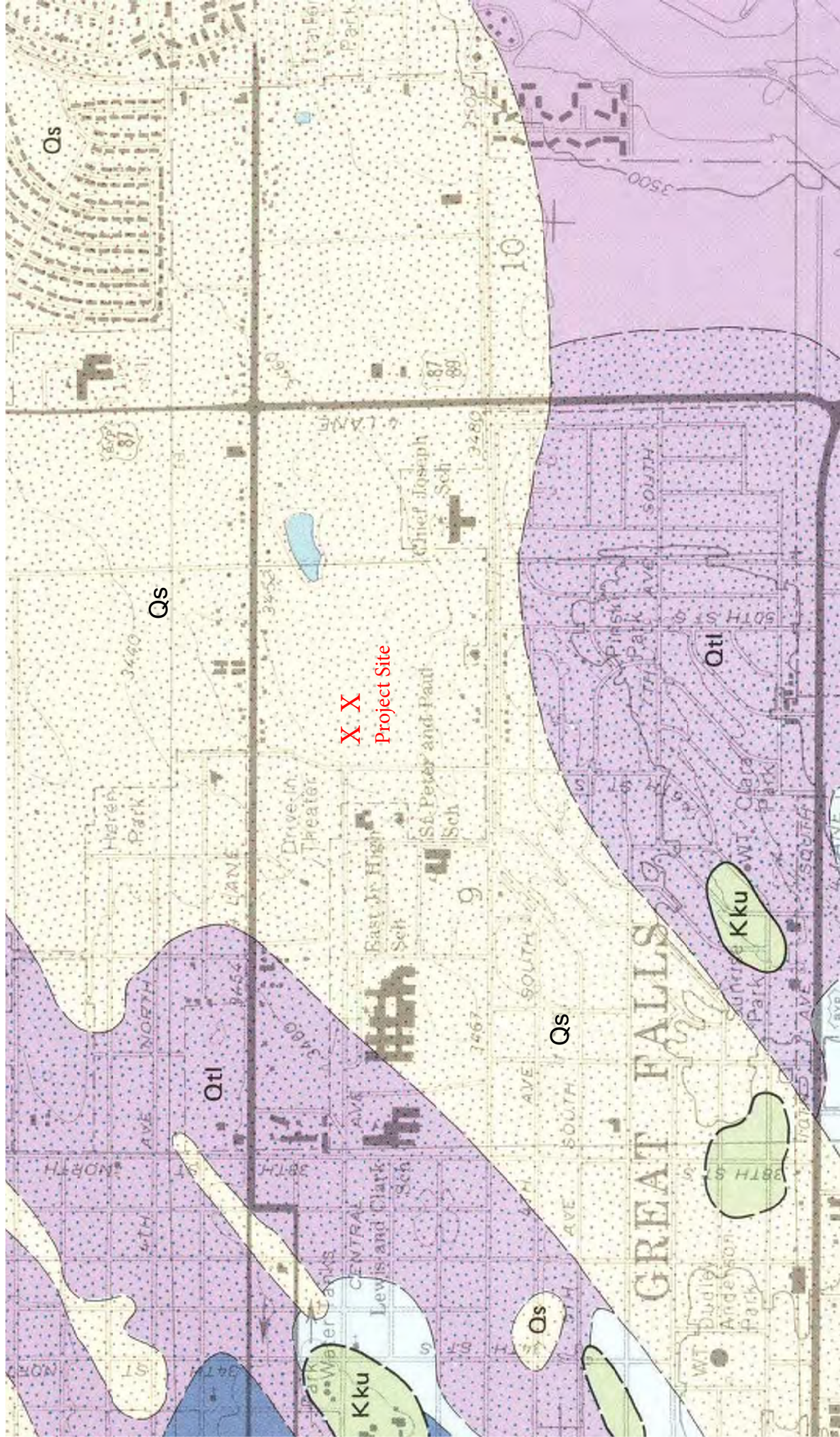


Figure 2: U.S. Department of the Interior U.S.G.S. Miscellaneous Investigations Series Map I-1025, "The Engineering Geology of the City of Great Falls and Vicinity, Montana", 1977; by Richard Lemke and Edwin Maughn.

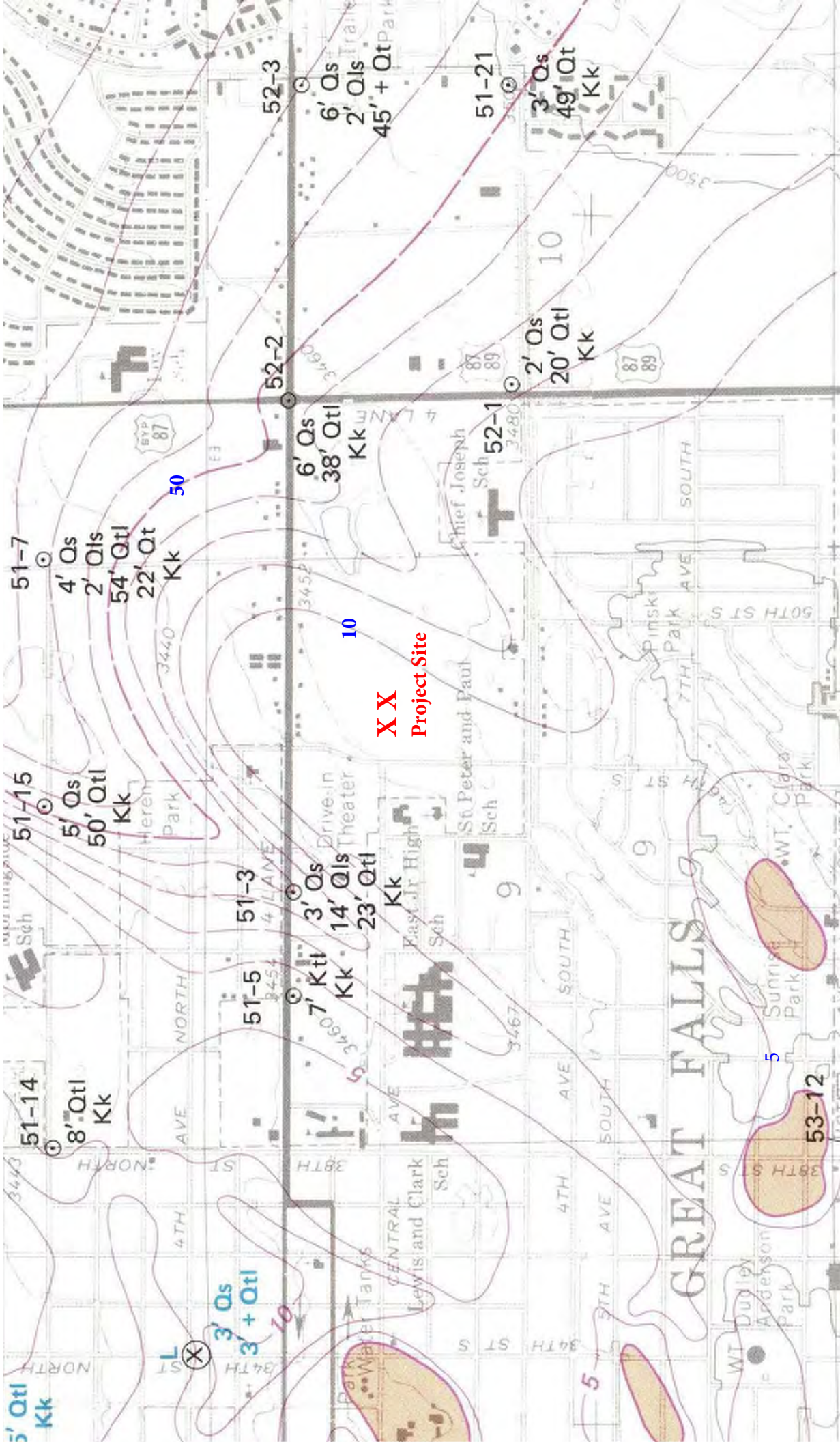
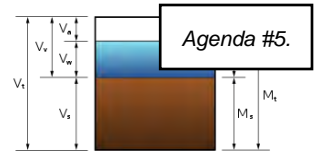


Figure 3: U.S. Department of the Interior U.S.G.S. Miscellaneous Investigations Series Map I-1025, "The Engineering Geology of the City of Great Falls and Vicinity, Montana", 1977; by Richard Lemke and Edwin Maughn.



Figure 4: Test Pit Location













Agenda #5.



APPENDIX A. LOGS OF TEST PIT, TESTING RESULTS, AND DESIGN INFORMATION

GENERAL NOTES

DRILLING & SAMPLING SYMBOLS:

SS: 	Split Spoon - 1-3/8" I.D., 2" O.D., unless otherwise noted	CA: 	Casing Advancer
ST: 	Thin-Walled Tube - 2" O.D., unless otherwise noted	DA: 	Drill Auger
CB: 	California Sampler - 2" I.D., 2.5" O.D., unless otherwise noted	HA: 	Hand Auger
DB: 	Diamond Bit Coring - 4", NX, unless otherwise noted	RB: 	Rock Bit
BS: 	Bulk Sample or Auger Sample	GS: 	Grab Sample

The number of blows required to advance a standard 2-inch O.D. split- spoon sampler (SS) the last 12 inches of the total 18-inch penetration 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
WCI: 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.

CONSISTENCY OF FINE-GRAINED SOILS

<u>Unconfined Compressive Strength, Qu, psf</u>	<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Consistency</u>
< 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,001 - 2,000	5 - 8	Medium Stiff
2,001 - 4,000	9 - 15	Stiff
4,001 - 8,000	16 - 30	Very Stiff
8,000 +	30 +	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>California Barrel (CB) Blows/Ft.</u>	<u>Relative Density</u>
0 - 4	0 - 6	Very Loose
5 - 10	7 - 18	Loose
11 - 30	19 - 58	Medium Dense
31 - 50	59 - 98	Dense
50 +	99 +	Very Dense

RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term(s) of Other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 15
With	15 - 30
Modifier	> 30

USCS* GRAIN SIZE TERMINOLOGY

<u>Major Component of Sample</u>	<u>Particle Size</u>
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75 mm)
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)

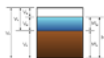
*For AASHTO grain size the #4 sieve is replaced with the #10 sieve

RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term(s) of Other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 5
With	5 - 12
Modifiers	> 12

PLASTICITY DESCRIPTION

<u>Term</u>	<u>Plasticity Index</u>
Non-Plastic	0
Slightly	1 - 5
Low	6 - 10
Medium	11 - 20
Highly	21 - 40
Very Highly	> 40



GENERAL NOTES

Description of Rock Properties

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.

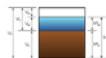
Joint, Bedding and Foliation Spacing in Rock ^a

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 ft.-10 ft.	Wide	Thick
More than 10 ft.	Very Wide	Very thick

Rock Quality Designation (RQD) ^b		Joint Openness 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) = (Σ 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, Engineering Geology Field Manual.
 AASHTO M145, 2010.



UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A

				Soil Classification	
				Group Symbol	Group Name ^B
Coarse Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$	GW	Well-graded Gravel ^F
		Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$	GP	Poorly graded gravel ^F
		Gravels with Fines More than 12% fines	Fines classify as ML or MH Fines classify as CL or CH	GM GC	Silty Gravel ^{F,G,H} Clayey Gravel ^{F,G,H}
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$	SW	Well-graded Sand ^I
		Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$	SP	Poorly graded Sand ^I
		Sands with Fines More than 12% fines	Fines classify as ML or MH Fines classify as CL or CH	SM SC	Silty Sand ^{G,H,I} Clayey Sand ^{G,H,I}
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid limit less than 50	inorganic	$PI > 7$ and plots on or above "A" line $PI < 4$ or plots below "A" line	CL ML	Lean Clay ^{K,L,M} Silt ^{K,L,M}
		organic	Liquid limit - oven dried < 0.75 Liquid limit - not dried	OL	Organic Clay ^{K,L,M,N} Organic Silt ^{K,L,M,O}
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" Line PI plots below "A" line	CH MH	Fat Clay ^{K,L,M} Elastic Silt ^{K,L,M}
		organic	Liquid limit - oven dried < 0.75 Liquid limit - not dried	OH	Organic Clay ^{K,L,M,P} Organic Silt ^{K,L,M,Q}
		Highly organic soils Primarily organic matter, dark in color, and organic odor		PT	Peat

^A Based on the material passing the 3-in. (75-mm) sieve

^B If field sample contains cobbles and/or boulders, add "with cobbles or boulders, or both" as necessary to group name.

^C 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.

^D 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.

$$E \quad Cu = D_{60} / D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name.

^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

^H If fines are organic, add "with organic fines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.

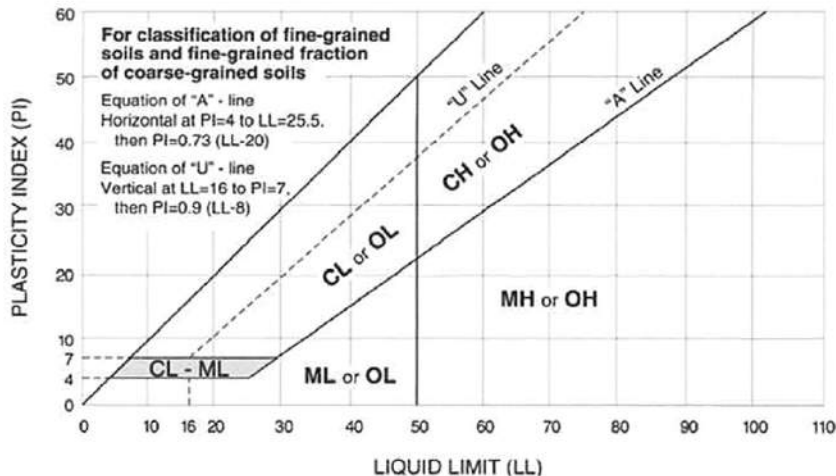
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N $PI \geq 4$ and plots on or above "A" line.

^O $PI < 4$ or plots below "A" line.

^P PI plots on or above "A" line.

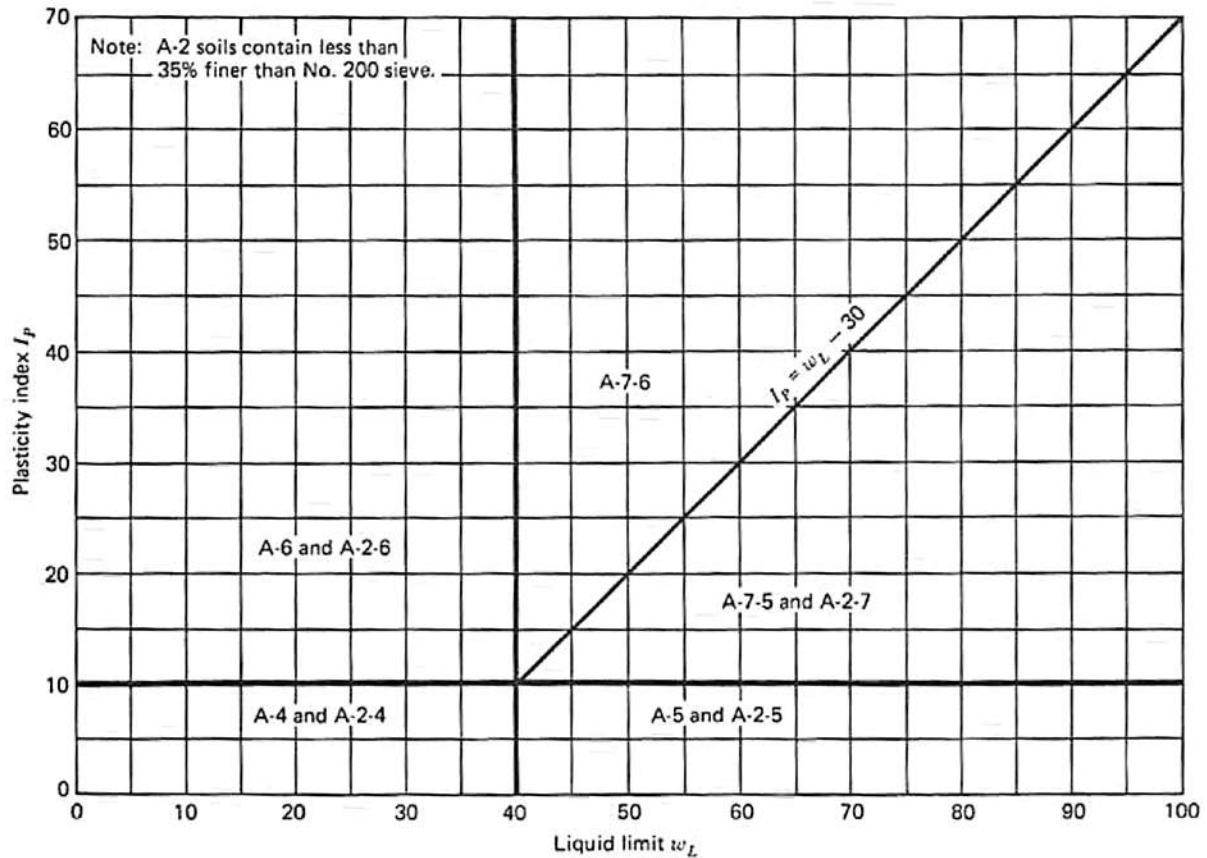
^Q PI plots below "A" line.



AASHTO SOIL CLASSIFICATION SYSTEM

General classification	Granular materials (35 percent or less of total sample passing No. 200)							Silt-clay material (More than 35 percent of total sample passing No. 200)			
Group classification	A-1		A-3	A-2				A-4	A-5	A-6	A-7 ¹
	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 _L Plastic Index, I _p				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 and sand		fine sand	silty and clayey gravel and sand				silty soils		clayey soils	

¹ 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.



TEST PIT NUMBER _____

Lorenzen Soil Mechanics, Inc.
 5730 Expressway Unit H
 Missoula, MT 59808
 Telephone: 406-830-0633

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let 'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.295'; W111° 13.636'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3459 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
AFTER EXCAVATION ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/10/24 13:41 - C:\USER\STODD LORENZEN\DOCUMENTS\LORENZEN\UPSLOPE GROUP - RYAN FREY\5.0 DELIVERABLES\UPSLOPE.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0						
	GB	MC = 7%	CL	0.3	(CL) TOPSOIL, Clayey Loam, with Vegetative Organics, trace Calcareous Specks; dry; brown (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. Army Corps of Engineers Cone Penetrometer was pushed 7.75 inches under a 320 psi loading at the ground surface.	3458.7
	GB	MC = 8%	CL	1.3		3457.8
2.5					(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.	
	GB	MC = 12%	CH		(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.	
5.0					Army Corps of Engineers Cone Penetrometer was pushed 2.5 inches under a 320 psi loading at 3 feet.	3454.0
	GB	MC = 13%	CH		(CH) Fat CLAY with fewer Calcareous Inclusions than above; tight, blocky structure; damp; brown (10YR 4/3) and very dark gray (10YR 3/1) 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.	3452.8
					Bottom of test pit at 6.3 feet.	

TEST PIT NUMBER _____

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 Missoula, MT 59808
 Telephone: 406-830-0633

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let 'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.310'; W111° 13.460'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3456 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
AFTER EXCAVATION ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0						
0.3	GB	MC = 4%	ML		(ML) TOPSOIL, Sandy Loam, with Vegetative Organics; dry; dark grayish brown (10YR 4/2); 10% HCl solution beaded on sample. Army Corps of Engineers Cone Penetrometer was pushed 3.25 inches under a 320 psi loading at the ground surface.	3455.7
2.4	GB	MC = 7%	ML		(ML) Sandy SILT; tight; dry to damp; dark yellowish brown (10YR 3/4); no reaction to 10% HCl solution; low plasticity; medium dry strength, friable.	3453.6
5.3	GB	MC = 9%	SP-SM		(SP-SM) Poorly Graded SAND with Silt; damp to moist; dark yellowish brown (10YR 4/4); strong reaction to 10% HCl solution. Army Corps of Engineers Cone Penetrometer was pushed 15.5 inches under a 320 psi loading at 3 feet.	
6.5	GB	MC = 12%	CL		(CL) Lean CLAY with Calcareous Inclusions; damp; very dark grayish brown (2.5Y 3/2) with white (2.5Y 8/1) inclusions; strong reaction to 10% HCl solution; high plasticity; medium dry strength, crumbly.	3450.8
7.0	GB	MC = 21%	CH		(CH) Fat CLAY with Calcareous Partings; damp; dark grayish brown (2.5Y 4/2) with olive brown (2.5Y 4/4) partings; strong reaction to 10% HCl solution; very high plasticity; high dry strength, brittle.	3449.5
	GB	MC = 23%				3449.0

Bottom of test pit at 7.0 feet.

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TEST PIT NUMBER _____

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let 'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.294'; W111° 13.297'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3457 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
AFTER EXCAVATION ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	GB	MC = 1%	SM		(SM) TOPSOIL, Sandy Loam, with Vegetative Organics; dry; dark brown (7.5YR 3/2); 10% HCl solution beaded on sample. Army Corps of Engineers Cone Penetrometer was pushed 6 inches under a 320 psi loading at the ground surface.	3456.8
2.5	GB	MC = 2%	SP		(SP) Poorly Graded SAND; dry; dark brown (7.5YR 3/2); no reaction to 10% HCl solution.	3454.5
5.0	GB	MC = 6%	SP		(SP) Poorly Graded SAND, trace of Mica Flakes at depth; damp; very dark brown (7.5YR 2.5/3); no reaction to 10% HCl solution. Army Corps of Engineers Cone Penetrometer was pushed its full 21 inches under a 140 psi loading at 3 feet.	
7.5	GB	MC = 5% Fines = 3%	SP		(SP) Poorly Graded SAND; damp to moist; reddish brown (2.5YR 4/4,4/3); strong reaction to 10% HCl solution.	3450.0
10.0	GB	MC = 6% Fines = 3%	SP			
11.0	GB	MC = 13%				3446.0

Bottom of test pit at 11.0 feet.

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TEST PIT NUMBER _____

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let 'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.236'; W111° 13.267'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3463 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
AFTER EXCAVATION ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
0.3	GB	MC = 3%	SM		(SM) TOPSOIL, Sandy Loam, with Vegetative Organics; dry; dark brown (7.5YR 3/2); 10% HCl solution beaded on sample. Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi loading at the ground surface.
2.5	GB	MC = 5%			
	GB	MC = 6%	SM		Army Corps of Engineers Cone Penetrometer was pushed 12 inches under a 320 psi loading at 3.4 feet.
7.5	GB	MC = 14%	CL		(CL) Lean CLAY with a dendritic pattern of Calcareous Inclusions; damp; reddish brown (2.5YR 4/4, 4/3) with light reddish gray (2.5YR 7/1) inclusions; strong reaction to 10% HCl solution; medium plastic; medium dry strength, crumbly.
8.5	GB	MC = 19%	CH		(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.
Bottom of test pit at 8.5 feet.					






TEST PIT NUMBER _____

Lorenzen Soil Mechanics, Inc.
 5730 Expressway Unit H
 Missoula, MT 59808
 Telephone: 406-830-0633

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let 'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.3232'; W111° 13.388'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3464 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
115days AFTER EXCAVATION --- GW table was not encountered.

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DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0						
0.3	GB	MC = 15%	SM		(SM) TOPSOIL, Sandy Loam, with Vegetative Organics; dry; very dark brown (7.5YR 2.5/3); 10% HCl solution beaded on sample. Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi loading at the ground surface.	3463.8
2.5	GB	MC = 3%	SP		(SP) Poorly Graded SAND; dry; dark brown (7.5YR 3/3); no reaction to 10% HCl solution.	
4.3	GB	MC = 5%	SP		(SP) Poorly Graded SAND; dry; reddish brown (2.5YR 5/4); strong reaction to 10% HCl solution. Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi loading at 3 feet.	3461.5
5.0	GB	MC = 20%	CH		(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
6.0			CH		(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.	3458.0
7.0	GB	MC = 17%				3457.0

Bottom of test pit at 7.0 feet.

TEST PIT NUMBER _____

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 Missoula, MT 59808
 Telephone: 406-830-0633

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let 'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.227'; W111° 13.510'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3461 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
AFTER EXCAVATION ---

GENERAL.BH / TP / WELL - GINT STD US LAB.GDT - 11/10/24 13:41 - C:\USER\STODD LORENZEN\DOCUMENTS\LORENZEN\UPSLOPE GROUP - RYAN FREY\5.0 DELIVERABLES\UPSLOPE.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0	GB	MC = 6%	ML		(ML) TOPSOIL, Silty Loam, with Vegetative Organics; dry; very dark brown (7.5YR 2.5/2); no reaction to 10% HCl solution.
1.5					Army Corps of Engineers Cone Penetrometer was pushed 4.25 inches under a 320 psi loading at the ground surface. 3459.5
2.5	GB	MC = 13%	SM		(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. 3458.3
5.0	GB	MC = 19%	CL		(CL) Lean CLAY with Calcareous Specks; moist; dark gray (7.5YR 4/1) with white (7.5YR 8/1) specks; matrix has no reaction to 10% HCl solution, specks have a strong reaction to 10% HCl solution.
6.0	GB	MC = 19%			Army Corps of Engineers Cone Penetrometer was pushed its full 21 inches under a 280 psi loading at 3.75 feet. 3455.0

Bottom of test pit at 6.0 feet.

TEST PIT NUMBER _____

Lorenzen Soil Mechanics, Inc.
 5730 Expressway Unit H
 Missoula, MT 59808
 Telephone: 406-830-0633

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.227'; W111° 13.654'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3463 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
AFTER EXCAVATION ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/10/24 13:41 - C:\USERSTODD LORENZEN\DOCUMENTS\LORENZEN\UPSLOPE GROUP - RYAN FREY\5.0 DELIVERABLES\UPSLOPE.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	GB	MC = 10%	ML		(ML) TOPSOIL, Silty Loam, with Vegetative Organics; dry; very dark brown (7.5YR 2.5/2); no reaction to 10% HCl solution. Army Corps of Engineers Cone Penetrometer was pushed 4.25 inches under a 320 psi loading at the ground surface.	3462.3
			GP		(GP) ROCK SLAB Layer - Cobble-sized Sandstone, flat.	3462.0
	GB	MC = 5%	SM		(SM) Silty SAND; damp; dark brown (7.5YR 3/2); no reaction to 10% HCl solution. Fines are slightly plastic.	
2.5						3460.5
	GB	MC = 17%	CH		(CH) Fat CLAY with Calcareous Inclusions; moist; brown (2.5Y 4/3) with light reddish gray (2.5Y 7/1) inclusions; strong reaction to 10% HCl solution; very high plasticity; high dry strength, brittle. Army Corps of Engineers Cone Penetrometer was pushed 16.75 inches under a 320 psi loading at 3.3 feet.	
5.0						3458.0
	GB	MC = 25%	CH		(CH) Fat CLAY with Calcareous Inclusions; moist; black (2.5Y 4/1) with light reddish gray (2.5Y 7/1) inclusions; strong reaction to 10% HCl solution; very high plasticity; high dry strength, brittle.	
6.5						3456.5

Bottom of test pit at 6.5 feet.

Lorenzen Soil Mechanics, Inc.
 5730 Expressway Unit H
 Missoula, MT 59808
 Telephone: 406-830-0633

TEST PIT NUMBER _____

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.267'; W111° 13.463'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3457 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
115days AFTER EXCAVATION --- GW table was not encountered.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/10/24 13:41 - C:\USER\STODD LORENZEN\DOCUMENTS\LORENZEN\UPSLOPE GROUP - RYAN FREY\5.0 DELIVERABLES\UPSLOPE.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0.0						
0.3	GB	MC = 2%	SM		(SM) TOPSOIL, Silty Loam, with Vegetative Organics; dry; brown (7.5YR 4/2); 10% HCl solution beaded on the sample. Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi loading at the ground surface. (SP) Poorly Graded SAND; dry; dark brown (7.5YR 3/3); no reaction to 10% HCl solution.	3456.7
2.5	GB	MC = 4%	SP			
3.0						3454.0
5.0	GB	MC = 6%	SP		(SP) Poorly Graded SAND; damp; very dark brown (7.5YR 2.5/2); no reaction to 10% HCl solution. Army Corps of Engineers Cone Penetrometer was pushed its full 21 inches under a 320 psi loading at 3.5 feet.	
5.0						3452.0
7.5	GB	MC = 7%	SP		(SP) Poorly Graded SAND; damp; dark brown (7.5YR 3/3); no reaction to 10% HCl solution.	
9.0						3448.0
10.0	GB	MC = 7%	SP		(SP) Poorly Graded SAND; moist; olive brown (2.5Y 4/4); strong reaction to 10% HCl solution.	
10.5	GB	MC = 11%				3446.5

Bottom of test pit at 10.5 feet.

TEST PIT NUMBER TP 00

Lorenzen Soil Mechanics, Inc.
 5730 Expressway Unit H
 Missoula, MT 59808
 Telephone: 406-830-0633

CLIENT Upslope Development
PROJECT NUMBER AK24
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
EXCAVATION CONTRACTOR Let'er Buck Construction
EXCAVATION METHOD CASE CX60C Mini-Excavator
LOGGED BY Lorenzen **CHECKED BY** Lorenzen
NOTES N47° 30.302'; W111° 13.331'

PROJECT NAME 46th St. S & Central Avenue
PROJECT LOCATION Great Falls
GROUND ELEVATION 3460 ft **TEST PIT SIZE** 36 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION --- GW table was not encountered.
AT END OF EXCAVATION --- GW table was not encountered.
115days AFTER EXCAVATION --- GW table was not encountered.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/10/24 13:41 - C:\USERS\TODD LORENZEN\DOCUMENTS\LORENZEN\SOIL MECHANICS\UPSLOPE GROUP - RYAN FREY\5.0 DELIVERABLES\UPSLOPE.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	GB	MC = 1%	SM		(SM) TOPSOIL, Silty Loam, with Vegetative Organics; dry; dark yellowish brown (10YR 4/4); 10% HCl solution beaded on the sample. Army Corps of Engineers Cone Penetrometer was pushed 3 inches under a 320 psi loading at the ground surface.	3459.8
2.5	GB	MC = 3%	SP		(SP) Poorly Graded SAND; dry to damp; dark brown (7.5YR 3/4); weak to medium reaction to 10% HCl solution.	
4.0	GB	MC = 4%			Army Corps of Engineers Cone Penetrometer was pushed 13.75 inches under a 320 psi loading at 3 feet.	3456.0
5.0					(SP) Poorly Graded SAND; damp; dark brown (7.5YR 3/4); medium reaction to 10% HCl solution.	
7.5	GB	MC = 5%	SP			
8.0					(SP) Poorly Graded SAND; damp; dark brown (7.5YR 3/4); strong reaction to 10% HCl solution.	3452.0
10.0	GB	MC = 6%	SP			
10.0					(SP) Poorly Graded SAND; damp; olive brown (2.5Y 4/4); strong reaction to 10% HCl solution.	3450.0
11.5	GB	MC = 7%				3448.5

Bottom of test pit at 11.5 feet.

Lorenzen Soil Mechanics, Inc.
 5730 Expressway Unit H
 Missoula, MT 59808
 Telephone: 406-830-0633

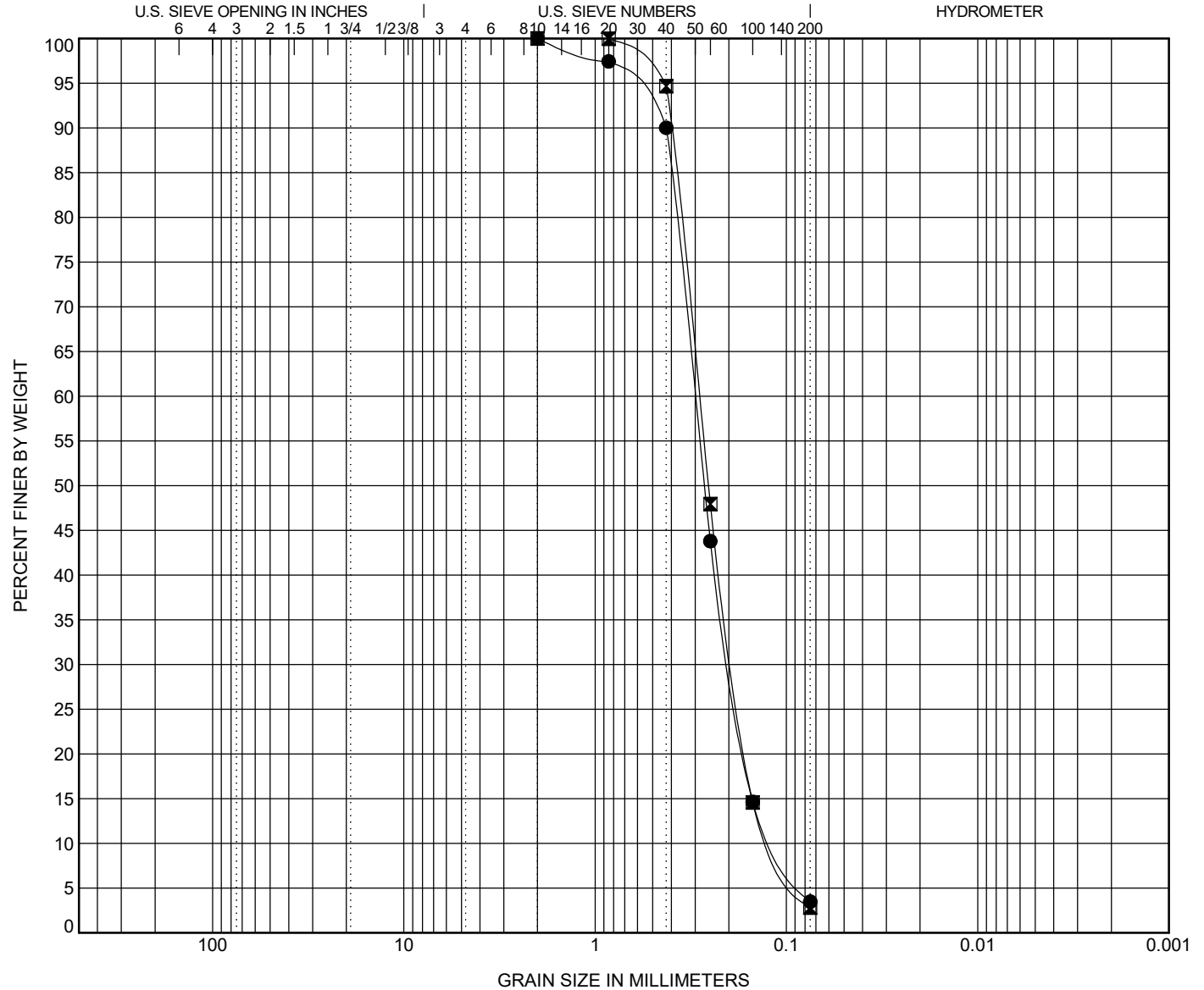
GRAIN SIZE DISTRIBUTION

CLIENT Upslope Development

PROJECT NAME 46th St. S & Central Avenue

PROJECT NUMBER AK24

PROJECT LOCATION Great Falls



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification					LL	PL	PI	Cc	Cu
● TP-03	5.5	POORLY GRADED SAND(SP)								1.14	2.68
■ TP-03	8.5	POORLY GRADED SAND(SP)								1.10	2.50
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay		
● TP-03	5.5	2	0.301	0.196	0.112	0.0	96.5	3.5			
■ TP-03	8.5	2	0.287	0.19	0.114	0.0	97.2	2.8			

GRAIN SIZE - GINT STD US LAB.GDT - 11/10/24 13:31 - C:\USER\TODD LORENZEN\DOCUMENTS\LORENZEN SOIL MECHANICS\UPSLOPE GROUP - RYAN FREY\5.0 DELIVERABLES\UPSLOPE.GPJ

MONTANA WELL LOG REPORT

Other Options

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.

- [Return to menu](#)
- [Plot this site in State Library Digital Atlas](#)
- [Plot this site in Google Maps](#)
- [View hydrograph for this site](#)
- [View field visits for this site](#)
- [View water quality for this site](#)
- [View scanned well log \(7/28/2006 9:18:30 AM\)](#)

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 Sections	Geocode
20N	04E	9	NW¼ SE¼ NE¼ NE¼	
County				
CASCADE				
Latitude	Longitude	Geomethod	Datum	
47.506224394444	-111.223449961111	SUR-GPS	NAD83	
Ground Surface Altitude	Ground Surface Method	Datum	Date	
3458.708	SUR-GPS	NAVD88	5/11/2012	
Measuring Point Altitude	MP Method	Datum	Date Applies	
3460.65	SUR-GPS	NAVD88	5/22/2008 6:10:00 PM	
Addition	Block	Lot		
BEEBE TRACTS		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

Borehole dimensions

From	To	Diameter
0	43	9
43	536	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	43	6	0.250			STEEL
10	536	5		250.00	THREADED	PVC

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
516	534	5	18	.125X6	SAW SLOTS

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?

Section 7: Well Test Data

Total Depth: 536
 Static Water Level: 172
 Water Temperature:

Air Test *

34 gpm with drill stem set at 530 feet for 1 hours.
 Time of recovery 2 hours.
 Recovery water level 172 feet.
 Pumping water level 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	To	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 Id: 201968		
Additional Lithology Records		
From	To	Description
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

Address:
No Address at This Location

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: C - Very Dense Soil and Soft Rock

Latitude: 47.504717
Longitude: -111.226117
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: ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2
Date Accessed: 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.

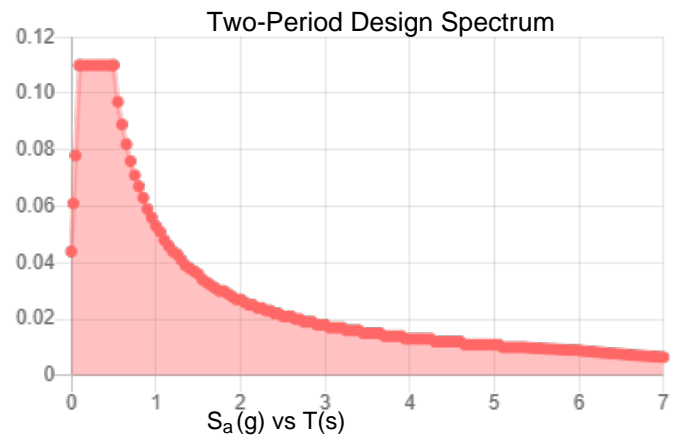
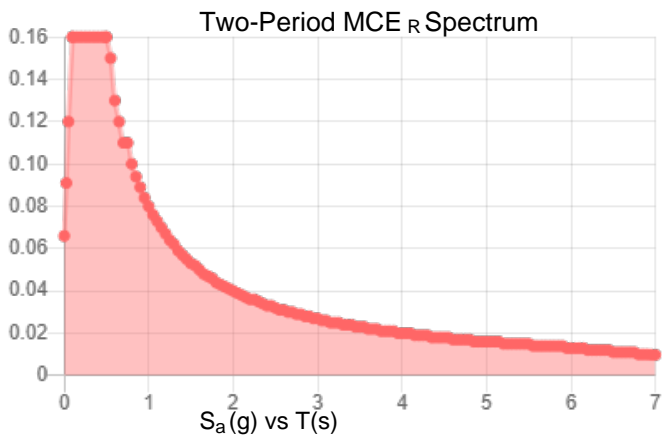
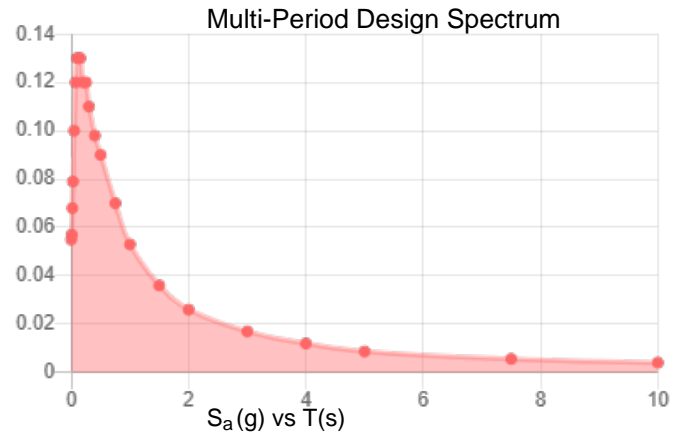
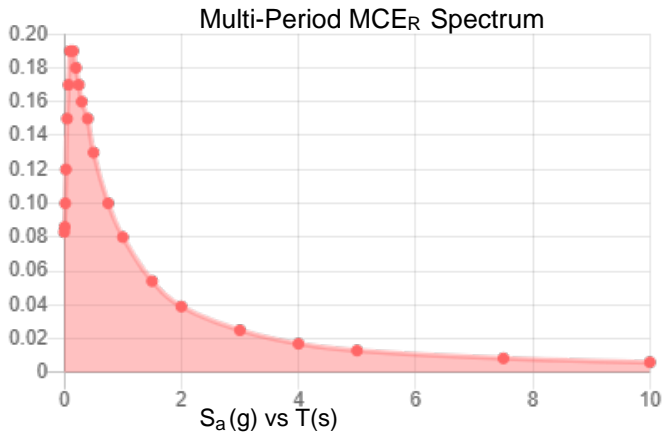
Site is not in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2.

Site Soil Class: C - Very Dense Soil and Soft Rock

Results:

PGA _M :	0.074	T _L :	6
S _{MS} :	0.16	S _S :	0.15
S _{M1} :	0.08	S ₁ :	0.056
S _{DS} :	0.11	V _{S30} :	530
S _{D1} :	0.053		

Seismic Design Category: A



MCE_R Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.



Data Accessed: Sat Nov 09 2024

Date Source:

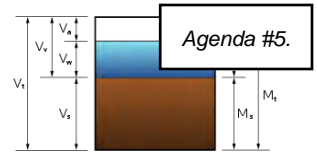
USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.



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.

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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.



APPENDIX B. PHOTOGRAPHS



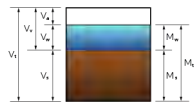
Description: TP-01 Stake location. View is to the east.



Description: TP-01 Location. View is to the north.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





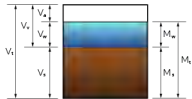
Description: TP-01 Location. View is to the east.



Description: TP-01 Location. View is to the south.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





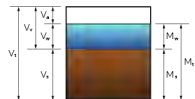
Description: TP-01 Location. View is to the west.



Description: TP-01 Army Corps of Engineers Cone Penetrometer was pushed 7.75 inches under a 320 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





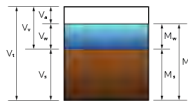
Description: TP-01 Jar sample from 3 feet. Cone penetrometer was pushed 2.5 inches under a 320 psi loading. Jar samples from the ground surface and from 1.5 feet were not photographed.



Description: TP-01 Jar sample from 6.25 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





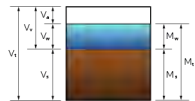
Description: TP-01 Excavated to 6.25 feet.



Description: TP-01 Excavated to 6.25 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





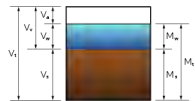
Description: TP-01 Spoils pile from above 6.25 feet.



Description: TP-02 Stake location. View is to the southeast toward TP-05.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





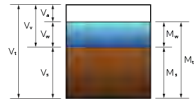
Description: TP-02 Location. View is to the east.



Description: TP-02 Location. View is to the east.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





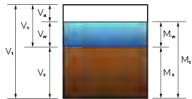
Description:



Description:

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





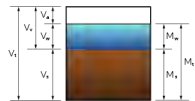
Description: TP-02 Cone penetrometer was pushed 3.25 inches under a 320 psi loading.



Description:

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





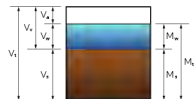
Description:



Description: TP-02 Jar sample from 3 feet. Cone penetrometer was pushed 15.5 inches under a 320 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





Description: TP-02 Jar sample from 5 feet.



Description: TP-02 Jar sample from 6 feet.

Lorenzen Soil Mechanics, Inc.

A diagram showing a cross-section of soil layers. On the left, there are four vertical arrows labeled V1, V2, V3, and V4, pointing downwards. On the right, there are four vertical arrows labeled M1, M2, M3, and M4, pointing upwards. The soil layers are represented by different colors: a thin blue layer at the top, a thicker light blue layer, a thin dark blue layer, and a thick brown layer at the bottom.

Project: Great Falls Housing Development 46th Street South & Central Avenue



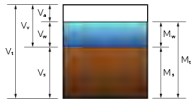
Description: TP-02 Excavated to 7 feet.



Description: TP-02 Excavated to 7 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





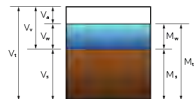
Description: TP-02 Jar sample from 7 feet.



Description: TP-02 Spoils pile from above 7 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





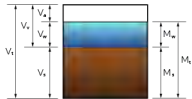
Description: TP-03 Stake location. View is to the northwest towards TP-09.



Description: TP-03 Location. View is to the northwest.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





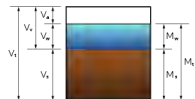
Description: TP-03 Location. View is to the north.



Description: TP-03 Location. View is to the south.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





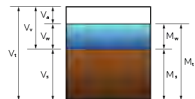
Description: TP-03 Location. Cone penetrometer was pushed 6 inches under a 320 psi loading.



Description: TP-03 Jar sample from the ground surface.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





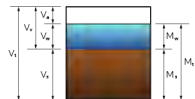
Description: TP-03 Jar sample from 1.5 feet.



Description: TP-03 Jar sample from 3 feet. Cone penetrometer was pushed its full 21 inches under a 140 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





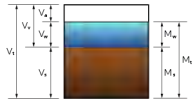
Description: TP-03 Jar sample from 5.5 feet.



Description: TP-03 Jar sample from 8.5 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





Description: TP-03 Excavated to 8.5 feet.



Description: TP-03 Excavated to 8.5 feet. Piezometer is installed.

Lorenzen Soil Mechanics, Inc.

A diagram illustrating soil mechanics parameters. It shows a vertical cross-section of soil with various layers and dimensions. The parameters are labeled as follows: V_v (vertical velocity), V_h (horizontal velocity), M_v (vertical moment), M_h (horizontal moment), M_s (shear moment), and M_n (normal moment). The diagram also shows a cross-section of a soil sample with a blue layer on top and a brown layer on the bottom.

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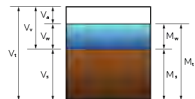
Description: TP-03 Jar sample from 11 feet.



Description: TP-03 Spoils pile from above 11 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





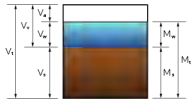
Description: Initial TP-04 area. Buried gas and communication utilities are indicated by pin flags.



Description: Initial TP-04 Stake location. Test pit was moved due to closeness of the buried utilities.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





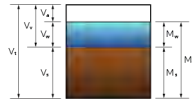
Description: TP-04 Location. The stake was the original TP-04 location.



Description: TP-04 Location. View is to the north.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





Description: TP-04 Location. View is to the northeast.



Description: TP-04 Location. View is to the east.

Lorenzen Soil Mechanics, Inc.

The diagram shows a vertical cross-section of a soil sample. It is divided into several layers. From top to bottom, there is a blue layer, a white layer, and a brown layer. The total height of the sample is labeled V_1 . The blue layer has a height of V_2 . The white layer has a height of V_3 . The brown layer has a height of V_4 . Below the brown layer, there are two more layers, each with a height of V_5 . The total height of these two bottom layers is V_6 . On the right side, there are labels M_1 , M_2 , M_3 , M_4 , and M_5 corresponding to different parts of the sample.

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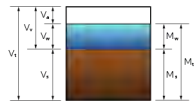
Description: TP-04 Location. View is to the south.



Description: TP-04 Cone penetrometer was pushed 3 inches under a 320 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





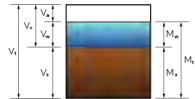
Description: TP-04 Jar sample from the ground surface.



Description: TP-04 Jar sample from 2 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





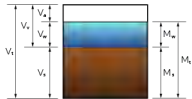
Description: TP-04 Jar sample from 3.4 feet. Cone penetrometer was pushed 12 inches under a 320 psi loading.



Description: TP-04 Jar sample from 7 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





Description: TP-04 Excavated to 8.5 feet.



Description: TP-04 Excavated to 8.5 feet.

Lorenzen Soil Mechanics, Inc.

A diagram showing a cross-section of soil layers. On the left, there are three layers labeled V1, V2, and V3. On the right, there are four layers labeled M1, M2, M3, and M4. A central vertical bar shows a color gradient from blue at the top to brown at the bottom, representing the soil profile.

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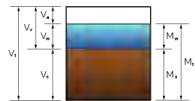
Description: TP-04 Jar sample from 8.5 feet.



Description: TP-04 Spoils pile from above 8.5 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





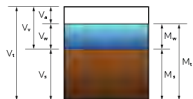
Description: TP-05 Stake location. View is to the northeast toward TP-03.



Description: TP-05 Location. View is to the north.

Lorenzen Soil Mechanics, Inc.

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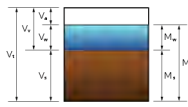
Description: TP-05 Location. View is to the west.



Description: TP-05 Location. View is to the north.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





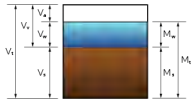
Description: TP-05 Location. View is to the south.



Description: TP-05 Cone penetrometer was pushed 3 inches under a 320 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





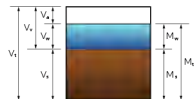
Description: TP-08 Jar sample from the ground surface.



Description: TP-08 Jar sample from 2 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





Description: TP-05 Jar sample from 3 feet. Cone penetrometer was pushed 3 inches under a 320 psi loading.



Description: TP-05 Jar sample from 3 feet.

Lorenzen Soil Mechanics, Inc.

The logo consists of a vertical rectangular diagram representing a soil profile. The diagram is divided into five horizontal layers. The top layer is light blue, the second is dark blue, the third is brown, the fourth is dark brown, and the bottom is black. To the left of the diagram, vertical dimension lines are labeled V1, V2, V3, V4, and V5, corresponding to the five layers. To the right, vertical dimension lines are labeled M1, M2, M3, M4, and M5, also corresponding to the five layers.

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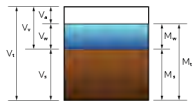
Description: TP-05 Excavated to 7 feet.



Description: TP-05 Excavated to 7 feet.

Lorenzen Soil Mechanics, Inc.

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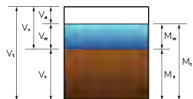
Description: TP-05 Jar sample from 7 feet.



Description: TP-05 Spoils pile from above 7 feet. View is to the northeast.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





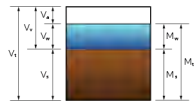
Description: TP-06 Stake Location. View is to the northeast.



Description: TP-06 Location. View is to the north.

Lorenzen Soil Mechanics, Inc.

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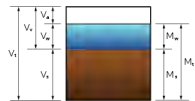
Description: TP-06 Location. View is to the northeast.



Description: TP-06 Location. View is to the south.

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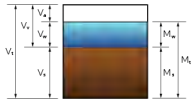
Description: TP-06 Location. View is to the southwest.



Description: TP-06 Location. View is to the north. Cone penetrometer was pushed 4.25 inches under a 320 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





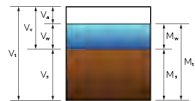
Description: TP-06 Jar sample from the ground surface.



Description: TP-06 Jar sample from 2 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





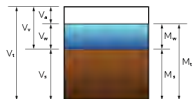
Description: TP-06 Jar sample from 3.75 feet. Cone penetrometer was pushed its full 21 inches under a 280 psi loading. Soil became sticky below 4.5 feet, creating some difficulty in dumping it from the bucket.

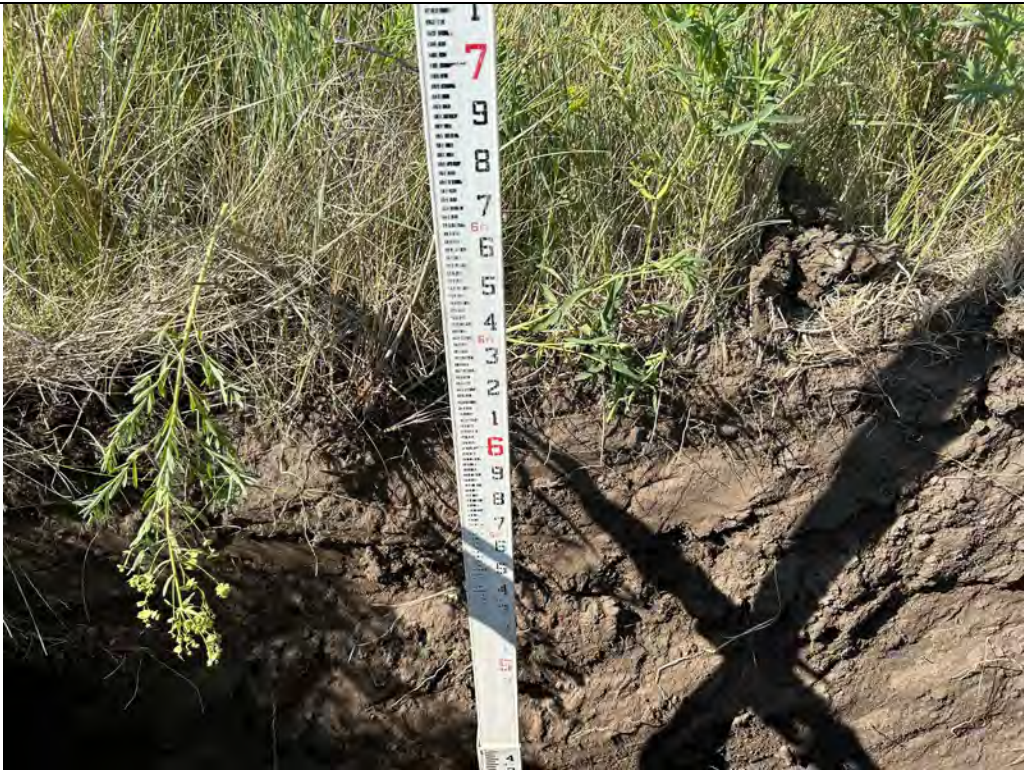


Description: TP-06 Jar sample from 6 feet.

Lorenzen Soil Mechanics, Inc.

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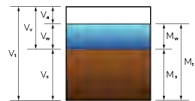
Description: TP-06 Excavated to 6 feet.



Description: TP-06 Excavated to 6 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





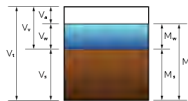
Description: TP-06 Spoils pile from above 6 feet.



Description: TP-07 Location. View is to the south.

Lorenzen Soil Mechanics, Inc.

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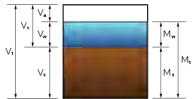
Description: TP-07 Location. View is to the west.



Description: TP-07 Location. View is to the north.

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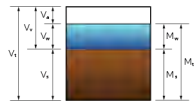
Description: TP-07 Cone penetrometer was pushed 4.25 inches under a 320 psi loading.



Description: TP-07 Jar sample from the ground surface.

Lorenzen Soil Mechanics, Inc.

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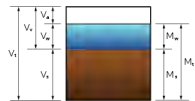
Description: TP-07 Jar sample from 1 foot.



Description: TP-07 Thin rock layer at the 1 foot depth with sand and silt.

Lorenzen Soil Mechanics, Inc.

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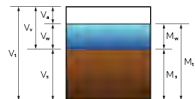
Description: TP-07 Jar sample from 3.3 feet. Cone penetrometer was pushed 16.65 inches under a 320 psi loading.



Description: TP-07 Jar sample from 6.5 feet.

Lorenzen Soil Mechanics, Inc.

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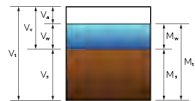
Description: TP-07 Excavated to 6.5 feet.



Description: TP-07 Excavated to 6.5 feet.

Lorenzen Soil Mechanics, Inc.

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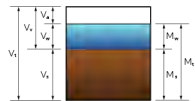
Description: TP-07 Spoils pile from above 6.5 feet.



Description: TP-08 Location. View is to the west.

Lorenzen Soil Mechanics, Inc.

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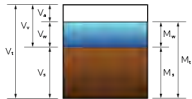
Description: TP-08 Location. View is to the northeast.



Description: TP-08 Location. View is to the northwest.

Lorenzen Soil Mechanics, Inc.

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Description: TP-08 Location. View is to the southwest.



Description: TP-08 Jar sample from the ground surface.

Lorenzen Soil Mechanics, Inc.

A diagram showing a cross-section of soil layers. On the left, vertical dimensions are labeled V_1 , V_2 , V_3 , and V_4 . On the right, vertical dimensions are labeled M_1 , M_2 , M_3 , and M_4 . The diagram shows a blue layer at the top, followed by a brown layer, and then a darker brown layer at the bottom.

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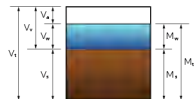
Description: TP-08 Jar sample from 2 feet.



Description: TP-08 Jar sample from 3.5 feet. Cone penetrometer was pushed its full 21 inches under a 260 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





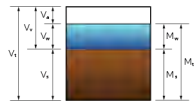
Description: TP-08 Jar sample from 6 feet.

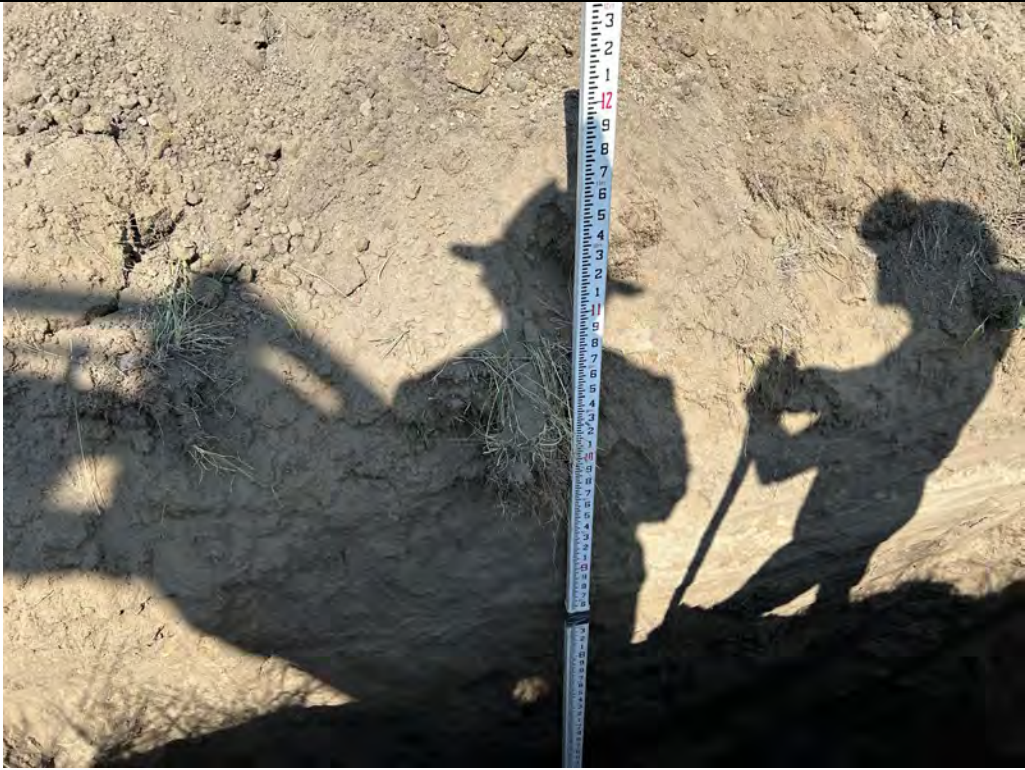


Description: TP-08 Jar sample from 10.5 feet.

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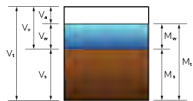
Description: TP-08 Excavated to 10.5 feet.



Description: TP-08 Excavated to 10.5 feet.

Lorenzen Soil Mechanics, Inc.

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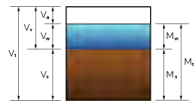
Description: TP-08 Spoils pile from above 10.5 feet.



Description: TP-08 Piezometer. Cone penetrometer was pushed 3 inches. View is to the northeast.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





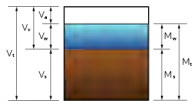
Description: TP-09 [CP-03] Stake location. View is to the west.



Description: TP-09 Location. View is to the southeast.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





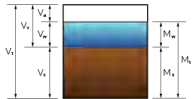
Description: TP-09 Location. View is to the east.



Description: TP-09 Location. View is to the northwest.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





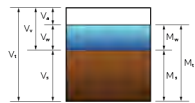
Description: TP-09 Location. View is to the west.



Description: TP-09. Cone penetrometer was pushed 7.25 inches under a 320 psi loading.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





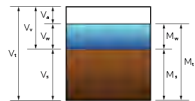
Description: TP-09 Jar sample from the ground surface.



Description: TP-09 Jar sample from 1.5 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





Description: TP-09 Jar sample from 3 feet. Cone penetrometer was pushed 13.75 inches under a 320 psi loading.



Description: TP-09 Jar sample from 6 feet.

Lorenzen Soil Mechanics, Inc.

A diagram showing a cross-section of soil layers. On the left, there are four vertical arrows labeled V1, V2, V3, and V4, representing different soil layers. On the right, there are four vertical arrows labeled M1, M2, M3, and M4, representing different soil layers. The layers are stacked on top of each other.

Project: Great Falls Housing Development 46th Street South & Central Avenue



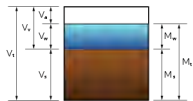
Description: TP-09 Jar sample from 9.25 feet.



Description: TP-09 Jar sample from 11 feet.

Lorenzen Soil Mechanics, Inc.

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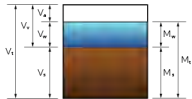
Description: TP-09 Excavated to 11 feet.



Description: TP-09 Excavated to 11 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





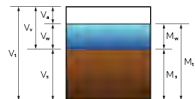
Description: TP-09 Spoils pile from above 11 feet.



Description: TP-09 Piezometer. Control Point 3 stake was not surveyed in by LSM.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





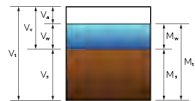
Description: TP-01 Moisture content samples prior to being placed into the drying oven.



Description: TP-01 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





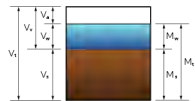
Description: TP-02 Moisture content samples prior to being placed into the drying oven.



Description: TP-02 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





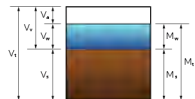
Description: TP-03 Moisture content samples prior to being placed into the drying oven.



Description: TP-03 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





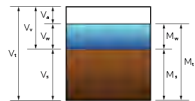
Description: TP-04 Moisture content samples prior to being placed into the drying oven.



Description: TP-04 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





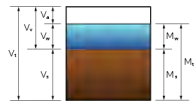
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Description: TP-05 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





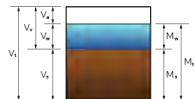
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Description: TP-06 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





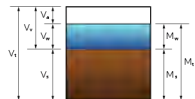
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Description: TP-07 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





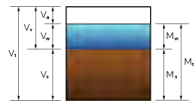
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Description: TP-08 Moisture content samples after being taken out of the drying oven.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





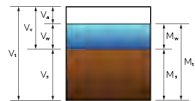
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Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue





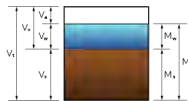
Description: TP-03 Sieved sample of poorly graded sand (SP) from 5.5 feet.



Description: TP-03 Sieved sample of poorly graded sand (SP) from 8.5 feet.

Lorenzen Soil Mechanics, Inc.

Project: Great Falls Housing Development 46th Street South & Central Avenue



LAND USE SUBMITTAL REPORT
Meadowview Village
February 17, 2025



APPENDIX F

Conceptual Civil Reports

MEADOWVIEW VILLAGE

A 163 lot Residential Subdivision in Great Falls, Montana

Water Design Engineering Report

<i>Revision</i>	<i>Date</i>
Conceptual Design Submittal	02/14/2025

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

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Meadowview Village
February 17, 2025



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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 46th 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 46th Street South. There is also a dead end 8” DIP in 46th 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 th Avenue NE Great Falls, MT 50404
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Developer Contact Information	Upslope Group PO Box 16795 Missoula, MT 59808
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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 46th Street South. Five of the proposed lots will have ¾" water service connections to 46th Street South, the remaining lots will have ¾" 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.

4.C. GROUNDWATER CONDITIONS

Well log information for the site is given by two nearby existing domestic wells. Property address 5000 2nd 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 3rd 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:

$$D_{IRR} = \left(\frac{2''}{\text{week}}\right) \left(\frac{1'}{12''}\right) \left(\frac{7.48 \text{ gal}}{\text{ft}^3}\right) \left(\frac{\text{week}}{7 \text{ days}}\right) (138,848 \text{ ft}^2 \text{ landscaping}) = 24,728 \text{ gpd}$$

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

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

<i>Revision</i>	<i>Date</i>
Conceptual Design Submittal	02/14/2025

Prepared for:

Upslope Group
PO Box 16795
Missoula, MT 59808

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Missoula, MT 59808
(406) 203-0869

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.



Robby Osowski
Approved By

February 14, 2025
Date

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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 46th 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 46th Street South. There is also a dead end 8" DIP in 46th 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 1st Avenue South and 51st 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 25th 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:

$$\text{Peaking Factor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} = \frac{18 + \sqrt{0.18}}{4 + \sqrt{0.18}} = 4.16 * 18,000 \text{ gpd} = 74,880 \text{ gpd}$$

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:

$$Q_C = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{s}$$

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 ft²

The new 8" PVC sanitary sewer mains will have a minimum slope of 0.4%. Thus, its capacity is calculated as follows:

$$Q_C = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{s} = \left(\frac{1.49}{0.011}\right) (0.349)(0.167)^{\frac{2}{3}} \sqrt{0.004} = 0.906 \text{ cfs}$$

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:

$$\text{Peaking Factor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} = \frac{18 + \sqrt{0.228}}{4 + \sqrt{0.228}} = 4.13 * 22,800 \text{ gpd} = 94,164 \text{ gpd}$$

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:

$$Q_C = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{s}$$

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 ft²

The new 8" PVC sanitary sewer mains will have a minimum slope of 0.4%. Thus, its capacity is calculated as follows:

$$Q_C = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{s} = \left(\frac{1.49}{0.011}\right) (0.349)(0.167)^{\frac{2}{3}} \sqrt{0.004} = 0.906 \text{ cfs}$$

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 7th 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

<i>Revision</i>	<i>Date</i>
Conceptual Design Submittal	02/14/2025

Prepared for:

Upslope Group
PO Box 16795
Missoula, MT 59808

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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.



Robby Osowski
Approved By

February 14, 2025
Date

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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 46th 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 2nd 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
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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 be 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 46th Street South. This will convey runoff from the currently

STORM DRAINAGE DESIGN REPORT
Meadowview Village
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uncontrolled 46th 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.

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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

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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 review and approval for each phase of construction. At this time, multiple phases shown in the preliminary 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

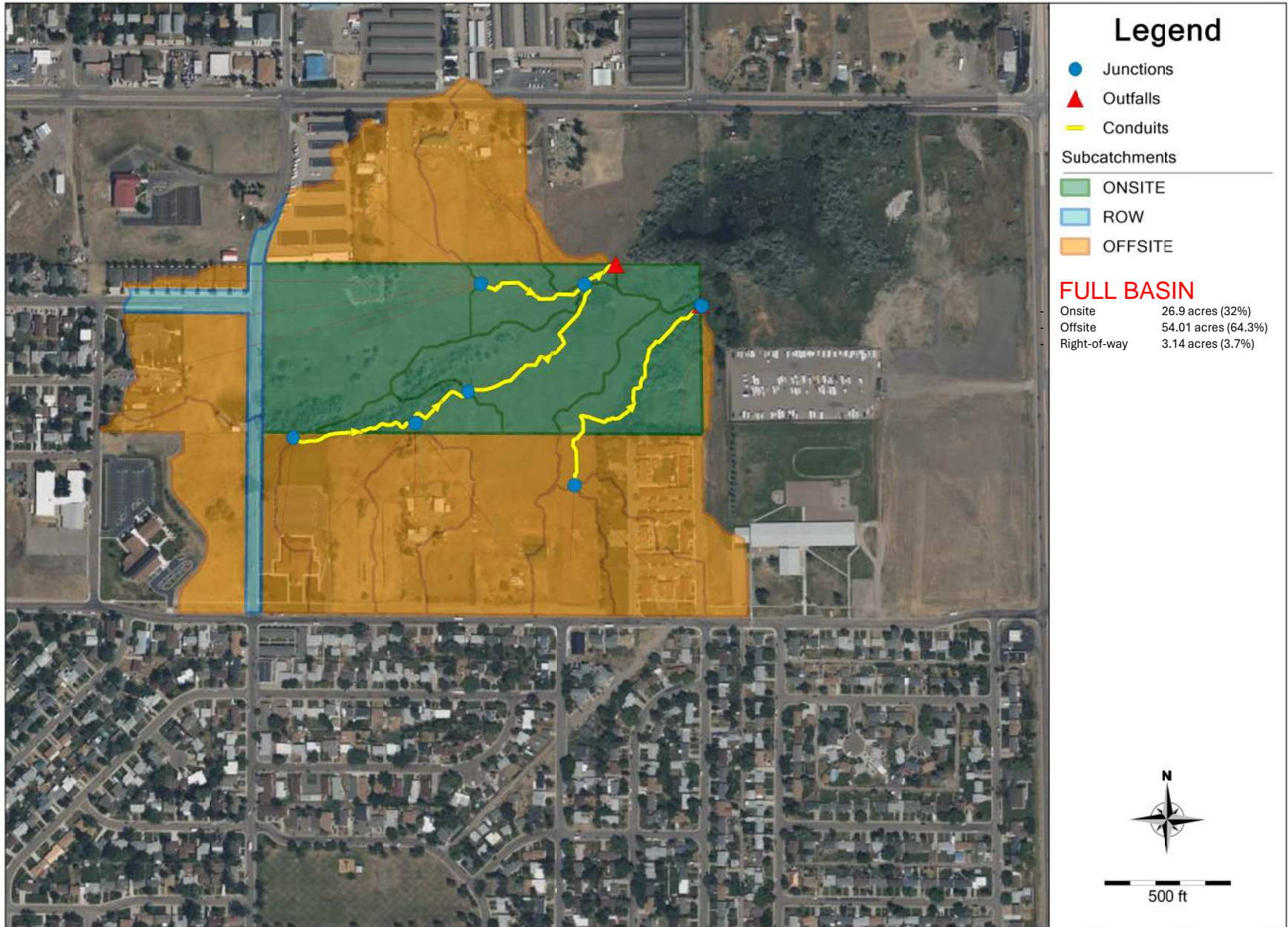
The project will comply with the City of Great Falls Storm Drainage Design Manual and Montana Department of Environmental Quality Circular 8.

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APPENDIX A

Subbasin Map



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APPENDIX B

Pre-developed Conditions

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.2 (Build 5.2.4)

Element Count

Number of rain gages 7
 Number of subcatchments ... 23
 Number of nodes 10
 Number of links 8
 Number of pollutants 0
 Number of land uses 0

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
OF2					
OFF_10	0.69	860.50	29.00	1.3720	5YR-24HR
J2A					
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
J1A					
OFF_13	0.47	314.03	10.00	2.8640	5YR-24HR
OF1					
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					
OFF_4	6.41	469.52	10.00	3.0370	5YR-24HR
J4A					
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	1.12	924.62	0.00	3.2230	5YR-24HR
OF1					
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	Type	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	From Node	To Node	Type	Length	%
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				
C3B		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				

 Cross Section Summary

Full Conduit Flow	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of 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
 Surge 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

```

```

*****
Runoff Quantity Continuity      Volume      Depth
                                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

```

```

*****
Flow Routing Continuity      Volume      Volume
                                acre-feet   10^6 gal
*****
Dry Weather Inflow .....      0.000      0.000
Wet Weather Inflow .....      1.829      0.596
Groundwater Inflow .....      0.000      0.000
RDII Inflow .....             0.000      0.000
External Inflow .....          0.000      0.000
External Outflow .....         1.829      0.596
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 (%) .....      0.000

```

```

*****
Time-Step Critical Elements
*****
Link C1B (45.08%)

```

```

*****
Highest Flow Instability Indexes
*****
All links are stable.

```

```

*****
Most Frequent Nonconverging Nodes
*****
Convergence obtained at all time steps.

```

```

*****
Routing Time Step Summary

```

```

*****
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 %
  3.155 - 1.991 sec    :      0.37 %
  1.991 - 1.256 sec    :      1.14 %
  1.256 - 0.792 sec    :      1.58 %
  0.792 - 0.500 sec    :      41.98 %

```

```

*****
Subcatchment Runoff Summary
*****

```

Perv	Total	Total	Total	Total	Total	Total	Imperv
Runoff	Runoff	Runoff	Peak	Runoff	Evap	Infil	Runoff
Subcatchment	Runoff	Precip	Runoff	Runoff	in	in	in
in	in	10^6 gal	in	Coeff	in	in	in
			CFS	in			
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			2.20	0.00	0.00	2.06	0.22
0.14	0.14	0.02	0.94	0.063			
OFF_5			2.20	0.00	0.00	2.06	0.22
0.14	0.14	0.02	0.67	0.065			
OFF_6			2.20	0.00	0.00	1.80	0.63
0.39	0.39	0.06	1.09	0.178			
OFF_7			2.20	0.00	0.00	1.46	1.09
0.73	0.73	0.04	0.44	0.330			
OFF_8			2.20	0.00	0.00	2.05	0.22
0.14	0.14	0.02	0.72	0.065			
OFF_9			2.20	0.00	0.00	1.80	0.63
0.39	0.39	0.05	0.82	0.179			
PRE_BASIN_1			2.20	0.00	0.00	2.11	0.00
0.09	0.09	0.00	0.15	0.043			
PRE_BASIN_2			2.20	0.00	0.00	2.13	0.00
0.07	0.07	0.01	0.55	0.034			

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 Depth Summary

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days 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

Total Inflow Volume gal	Flow Balance Error Percent	Type	Maximum Lateral Inflow CFS	Maximum Total Inflow CFS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 gal
J1A	-0.020	JUNCTION	1.35	10.12	0 11:00	0.0656
J1B	0.181	JUNCTION	0.55	1.65	0 11:00	0.00896

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						

Node Surcharge Summary

No nodes were surcharged.

Node Flooding Summary

No nodes were flooded.

Outfall Loading Summary

Outfall Node	Flow Freq Pcnt	Avg Flow CFS	Max Flow CFS	Total Volume 10^6 gal
OF1	51.29	2.53	10.33	0.468
OF2	43.31	0.84	2.80	0.127
System	47.30	3.37	13.13	0.596

Link Flow Summary

Link	Type	Maximum Flow CFS	Time of Max Occurrence days hr:min	Maximum Veloc ft/sec	Max/ Full Flow	Max/ Full Depth
C1A	CONDUIT	10.05	0 11:00	4.72	0.06	0.35
C1B	CONDUIT	1.64	0 11:00	5.68	0.00	0.13

C2A	CONDUIT	3.77	0	11:00	2.44	0.03	0.30
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	0.37
C5A	CONDUIT	1.42	0	11:00	1.15	0.00	0.26

 Flow Classification Summary

```

-----
-----
---
---
Adjusted      ----- Fraction of Time in Flow Class -----
---
/Actual
Inlet          Up   Down  Sub  Sup  Up   Down  Norm
Conduit       Length Dry  Dry  Dry  Crit Crit  Crit  Crit  Ltd
Ctrl
-----
-----
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  0.00  0.80  0.09  0.00  0.00  0.84
0.00
C2A           1.00  0.08  0.00  0.00  0.85  0.07  0.00  0.00  0.90
0.00
C2B           1.00  0.10  0.03  0.00  0.87  0.00  0.00  0.00  0.86
0.00
C3A           1.00  0.08  0.00  0.00  0.86  0.05  0.00  0.00  0.58
0.00
C3B           1.00  0.10  0.00  0.00  0.80  0.09  0.00  0.00  0.83
0.00
C4A           1.00  0.08  0.00  0.00  0.92  0.00  0.00  0.00  0.00
0.00
C5A           1.00  0.08  0.14  0.00  0.77  0.00  0.00  0.00  0.91
0.00
  
```

 Conduit Surcharge Summary

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

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APPENDIX C

Post-developed Conditions

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.2 (Build 5.2.4)

 Element Count

Number of rain gages 7
 Number of subcatchments ... 23
 Number of nodes 10
 Number of links 8
 Number of pollutants 0
 Number of land uses 0

 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
J3B					
OFF_4	6.41	469.52	31.00	3.0370	100YR-24HR
J4A					
OFF_5	4.51	386.81	31.00	3.4700	100YR-24HR
J4A					
OFF_6	5.72	599.06	31.00	2.8160	100YR-24HR
J4A					

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	Type	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	From Node	To Node	Type	Length	%
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				
C3B		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				

 Cross Section Summary

Full Conduit Flow	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of 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 168.03	TRIANGULAR	1.00	25.00	0.50	50.00	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 ..... 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

```

```

*****
Time-Step Critical Elements
*****
Link C1B (54.83%)

```

```

*****
Highest Flow Instability Indexes
*****
All links are stable.

```

```

*****
Most Frequent Nonconverging Nodes
*****
Convergence obtained at all time steps.

```

```

*****
Routing Time Step Summary

```

```

*****
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 %
    3.155 - 1.991 sec :      0.64 %
    1.991 - 1.256 sec :      1.94 %
    1.256 - 0.792 sec :      2.58 %
    0.792 - 0.500 sec :      49.67 %

```

```

*****
Subcatchment Runoff Summary
*****

```

Perv	Total	Total	Total	Total	Total	Total	Imperv
Runoff	Runoff	Runoff	Peak	Runoff	Evap	Infil	Runoff
Subcatchment	Runoff	Precip	Runoff	Runoff	in	in	in
in	in	10^6 gal	in	Coeff	in	in	in

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			4.05	0.00	0.00	2.75	1.25
1.30	1.30	0.12	2.03	0.321			
OFF_3			4.05	0.00	0.00	2.75	1.25
1.30	1.30	0.11	1.88	0.321			
OFF_4			4.05	0.00	0.00	2.76	1.25
1.29	1.29	0.22	3.96	0.318			
OFF_5			4.05	0.00	0.00	2.75	1.25
1.29	1.29	0.16	2.79	0.319			
OFF_6			4.05	0.00	0.00	2.75	1.25
1.29	1.29	0.20	3.54	0.319			
OFF_7			4.05	0.00	0.00	2.19	2.01
1.86	1.86	0.10	1.24	0.459			
OFF_8			4.05	0.00	0.00	2.75	1.25
1.29	1.29	0.17	2.99	0.319			
OFF_9			4.05	0.00	0.00	2.75	1.25
1.30	1.30	0.15	2.66	0.321			
PRE_BASIN_1			4.05	0.00	0.00	2.73	1.25
1.31	1.31	0.04	0.69	0.324			
PRE_BASIN_2			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 Depth Summary

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days 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

Total Inflow Volume Node gal	Flow Balance Error Percent	Type	Maximum Lateral Inflow CFS	Maximum Total Inflow CFS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 gal
J1A		JUNCTION	4.78	40.49	0 19:00	0.273
2.39	-0.001	J1B	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						

Node Surcharge Summary

No nodes were surcharged.

Node Flooding Summary

No nodes were flooded.

Outfall Loading Summary

Outfall Node	Flow Freq Pcnt	Avg Flow CFS	Max Flow CFS	Total Volume 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 Flow Summary

Link	Type	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	CONDUIT	15.06	0	19:00	3.48	0.10	0.51
C2B	CONDUIT	0.00	0	18:02	0.06	0.00	0.17
C3A	CONDUIT	20.65	0	19:00	3.03	0.12	0.52
C3B	CONDUIT	3.91	0	18:59	4.44	0.02	0.22
C4A	CONDUIT	16.52	0	19:00	2.09	0.40	0.56
C5A	CONDUIT	4.95	0	19:00	1.25	0.01	0.41

 Flow Classification Summary

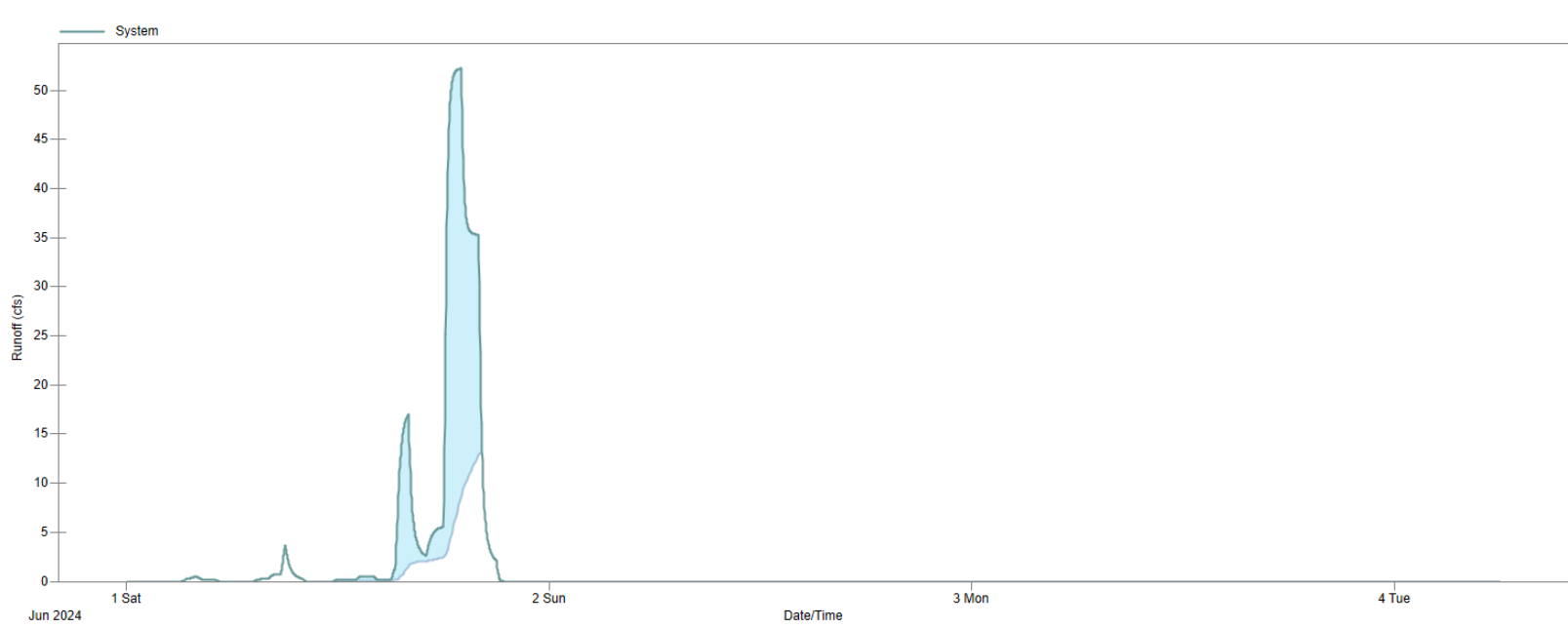
```

-----
-----
Adjusted      ----- Fraction of Time in Flow Class -----
-----
/Actual
Inlet         Up   Down  Sub  Sup  Up   Down  Norm
Conduit      Length Dry  Dry  Dry  Crit Crit  Crit  Crit  Ltd
Ctrl
-----
-----
C1A          1.00  0.04  0.00  0.00  0.54  0.42  0.00  0.00  0.32
0.00
C1B          1.00  0.11  0.00  0.00  0.75  0.14  0.00  0.00  0.82
0.00
C2A          1.00  0.04  0.00  0.00  0.84  0.12  0.00  0.00  0.92
0.00
C2B          1.00  0.11  0.09  0.00  0.80  0.00  0.00  0.00  0.76
0.00
C3A          1.00  0.04  0.00  0.00  0.92  0.04  0.00  0.00  0.96
0.00
C3B          1.00  0.11  0.00  0.00  0.75  0.14  0.00  0.00  0.80
0.00
C4A          1.00  0.04  0.00  0.00  0.96  0.00  0.00  0.00  0.00
0.00
C5A          1.00  0.04  0.00  0.00  0.95  0.00  0.00  0.00  0.96
0.00
  
```

 Conduit Surcharge Summary

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



Data | Objectives | Error | Storage | Patterns | Edit | Derive | Audit | Events | Scatter | Duration | IDF

Storage required for System Runoff (cfs)

From May 31, 2024 8:07 PM to Jun 04, 2024 9:53 AM (3.57 days)

Available storage before outflow: 0 ft³

Maximum design outflow: 13.13 cfs

Storage volume required to obtain a peak flow of 13.13 cfs at location System is 300679.5 ft³.

STORM DRAINAGE DESIGN REPORT
Meadowview Village
February 17, 2025



APPENDIX D

Northwestern Energy and MDT Conditional Approval Letters



Christopher Dorrington, Director

2701 Prospect • PO Box 201001
Helena MT 59620-1001

December 6, 2024

Robert Osowski and Spencer Woith
Woith Engineering, Inc.
405 3rd 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 44th Street South.

MDT Hydraulics initially accepts the concept of releasing the post-development 100-year, 24-hour 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, Helena, MT 59601-2909
Cell: (406) 459-6466
ronald.olson@northwestern.com



STORM DRAINAGE DESIGN REPORT
Meadowview Village
February 17, 2025



APPENDIX E

Water Quality Calculations

1. CALCULATE RUNOFF REDUCTION VOLUME

INPUT VARIABLES:

Rainfall Depth	P	0.5	inches
% Impervious	I	31	%
Site Drainage Area	A	84.07	acres

EQUATIONS:

Runoff Coefficient	R_v	0.329	
--------------------	-------	-------	--

$$R_v = 0.05 + 0.9I$$

Runoff Reduction Volume	RRV	1.152	acre-feet
		50201.14	cubic-feet

$$RRV = \frac{PR_v A}{12}$$

2. CALCULATE RUNOFF TREATMENT VOLUME

INPUT VARIABLES:

Volume infiltrated, evapotranspired, or captured for reuse	$V_{i,e,c}$	0.000	acre-feet
Runoff Reduction Volume	RRV	1.152	acre-feet

EQUATIONS:

Runoff Treatment Volume	RTV	1.152	acre-feet
-------------------------	-----	-------	-----------

$$RTV = RRV - V_{i,e,c}$$

3. CALCULATE RUNOFF TREATMENT FLOW RATE

A. DETERMINE THE RUNOFF CURVE NUMBER

INPUT VARIABLES:

Rainfall Depth	P	0.5	inches
Total Area	A	84.07	acres
Runoff Reduction Volume	RRV	1.152	inches

EQUATIONS:

Runoff Depth	Q	0.165	watershed inches
--------------	---	-------	------------------

$$Q = \frac{RRV * 12}{A}$$

Runoff Curve Number	CN	95	
---------------------	----	----	--

$$CN = \frac{1000}{10 + 5p + 10Q - 10\sqrt{Q^2 + 1.25QP}}$$

B. CALCULATE TIME OF CONCENTRATION

SHEET FLOW INPUT VARIABLES:

Manning's Roughness	n	0.011	(Table B-1)
Sheet Flow Length	L	300	feet
2-year, 24-hour Rainfall	P_2	1.7	inches
Slope of HGL	s	0.02	feet/foot

SHEET FLOW EQUATION:

Travel Time	Tt	0.067	hours
	Tt	4.003	minutes

$$T_t = \frac{0.007(nL)^{0.8}}{P_2^{0.5}S^{0.4}}$$

SHALLOW CONCENTRATED FLOW INPUT VARIABLES:

Slope of HGL	s	0.0075	feet/foot
Shallow Concentrated Flow Length	L	2150	feet

Is Surface Paved or Gutter? YES

SHALLOW CONCENTRATED FLOW EQUATIONS:

Average Velocity (Paved)	V	1.760	feet/second
--------------------------	---	-------	-------------

$$V = 20.3282s^{0.5}$$

Average Velocity (Unpaved)	V	N/A	feet/second
----------------------------	---	-----	-------------

$$V = 16.1345s^{0.5}$$

Travel Time	Tt	0.339	hours
	Tt	20.354	minutes

TOTAL TIME OF CONCENTRATION:

Time of Concentration	Tc	0.406	hours
	Tc	24.358	minutes

Note: T_{c(min)} = 5 minutes

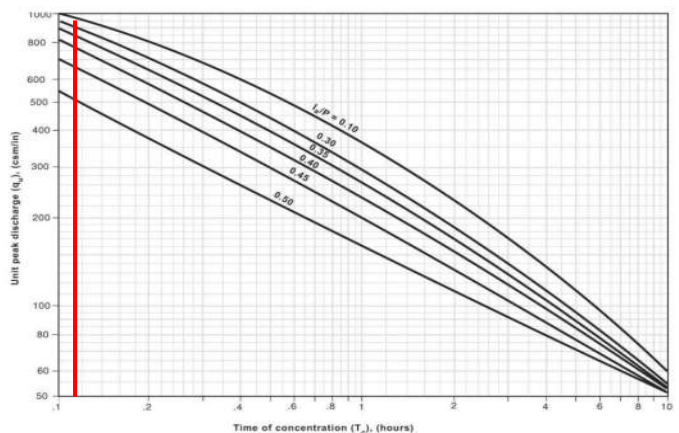
Note: For more complex sites involving pipe flows and multiple flow segments, use MDEQ spreadsheet titled "Calculating IDF Curves" to calculate time of concentration and input result manually in cell above.

C. CALCULATE RUNOFF TREATMENT FLOW RATE

Initial Abstraction	I _a	0.108
---------------------	----------------	-------

$$I_a = 0.2 \left(\frac{1000}{CN} - 10 \right)$$

Abstraction Ratio	I _a /P	0.216
Unit Peak Discharge (Fig. B-2)	q _u	1000.000



Note: The accuracy of peak discharge will be reduced if I_a/P values are used that are outside the range given in Figure B-2. In such cases, the limiting I_a/P values are recommended for use.

Figure B-2: Unit Peak Discharge (q_u) for NRCS (SCS) Type II Distribution
Source: NRCS TR-55, Exhibit 4-II

Runoff Treatment Flow Rate	RTF	21.61	cfs
-----------------------------------	------------	--------------	------------

LAND USE SUBMITTAL REPORT
Meadowview Village
February 17, 2025



APPENDIX G

Planned Unit Development Document

Meadowview Village Subdivision

Planned Unit Development

Version 1: 2/17/2025

Contents

- 1.00 Meadowview Village Planned Unit Development Standards Purpose & Summary 2
- 2.00 Meadowview Village Development Standards Table 2
- 3.00 Other (i.e. design guidelines, etc) 4
- 4.00 Process for Future Changes or Alterations to the Meadowview Village PUD 5
- Exhibits 5
 - A) Aerial Map 5
 - B) Proposed Subdivision Plat 5
 - C) Phasing Plan 5

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

2.00 Meadowview Village Development Standards Table

Meadowview Village Development Standards		
Standard	R-3 (Title 17, Chapter 20, Article 4 – Lot Area and Dimensional Standards)	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]

Meadowview Village Development Standards		
Standard	R-3 (Title 17, Chapter 20, Article 4 – Lot Area and Dimensional Standards)	Meadowview Village PUD Deviations
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
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

Meadowview Village Development Standards		
Standard	R-3 (Title 17, Chapter 20, Article 4 – Lot Area and Dimensional Standards)	Meadowview Village PUD Deviations
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
Land Use (Indoor Recreation/Sports/Entertainment) – Indoor Sports and Recreation	Not Permitted Use	Permitted Use

*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.

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.

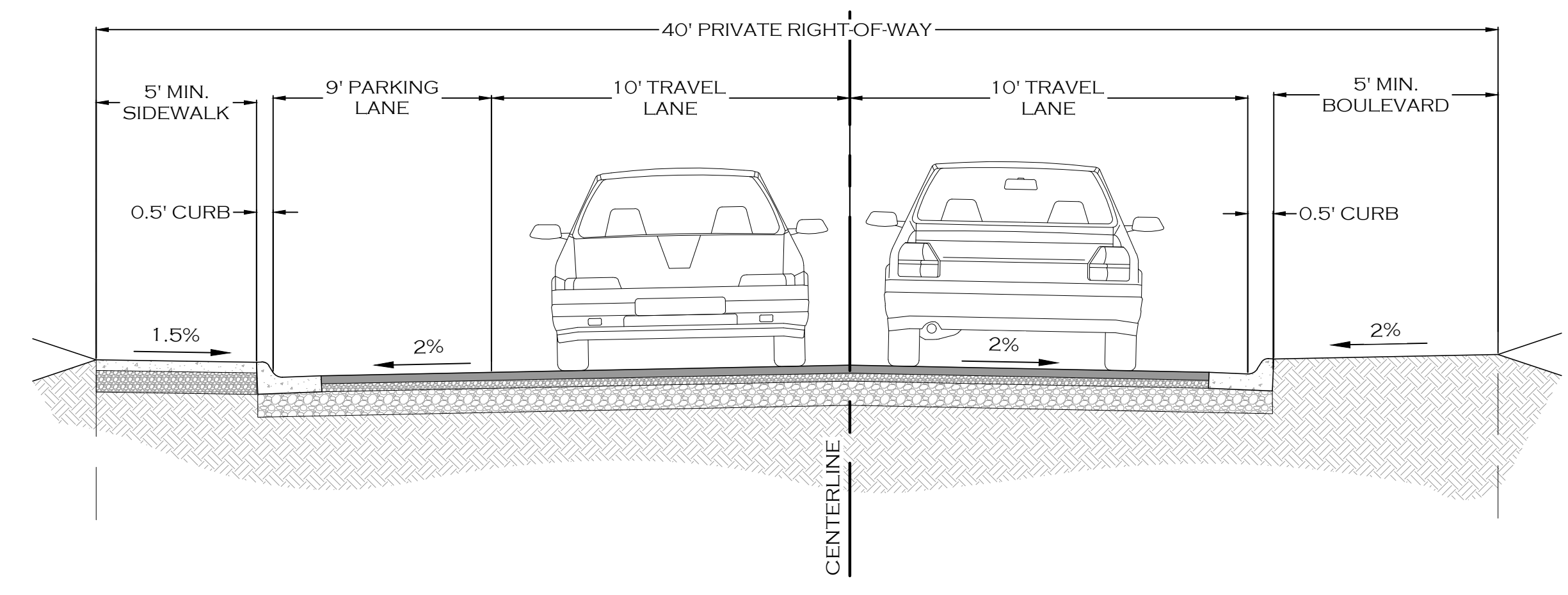
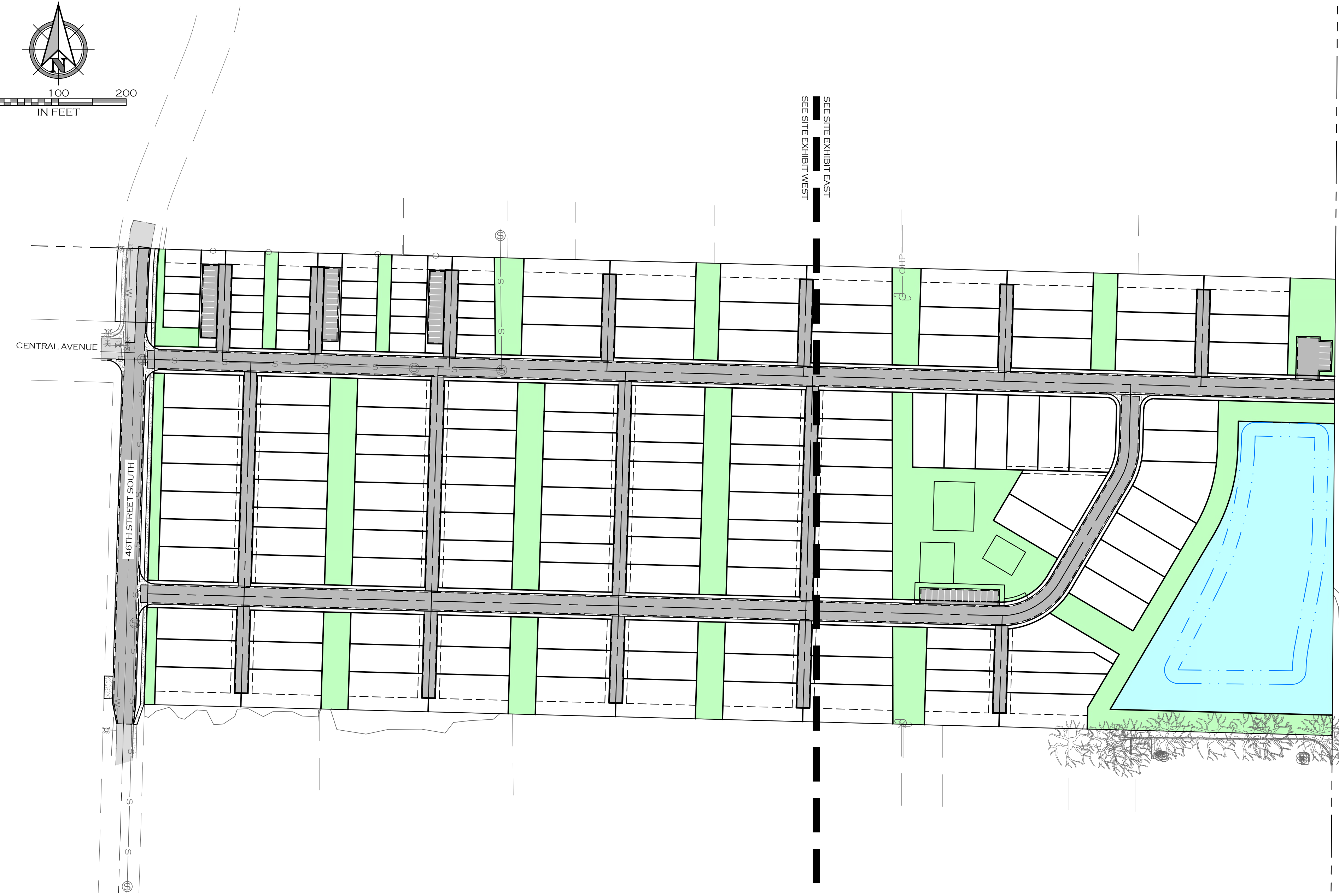
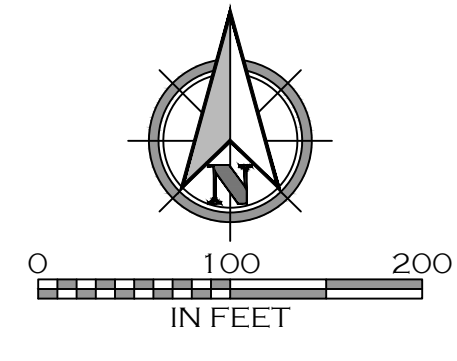
A. Major Changes. Major changes in the plan of development or supporting data similarly approved shall be considered the same as a new petition, and reapplication shall be made in accordance with the procedures for a new application. Major changes include increase in density, heights of buildings, change 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

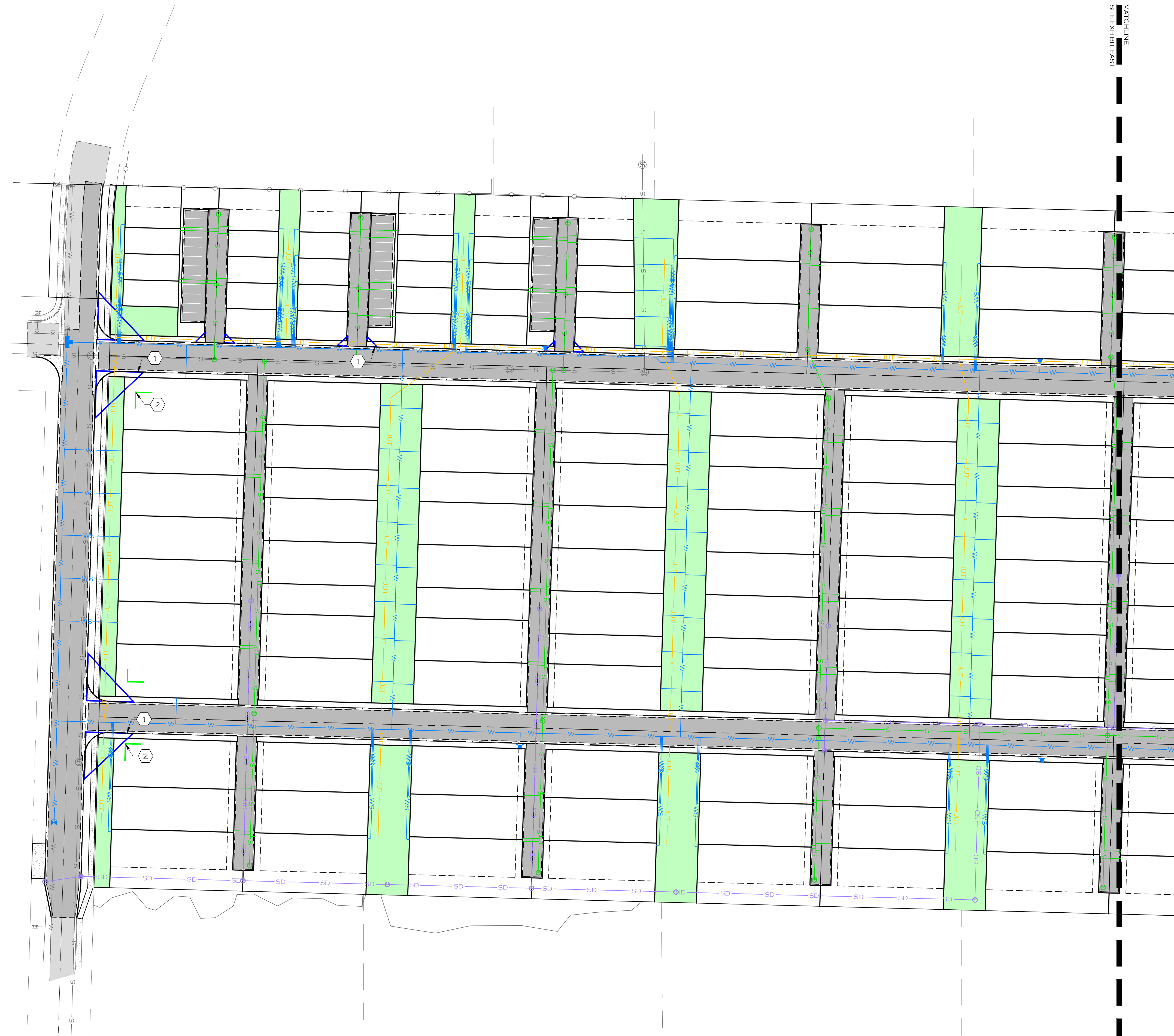
- A) Aerial Map
- B) Proposed Subdivision Plat
- C) Phasing Plan

Exhibit A – Aerial Map



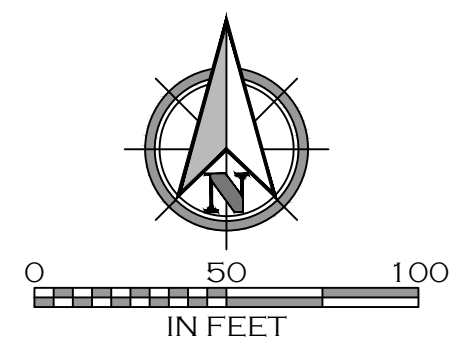
PRELIMINARY - NOT FOR CONSTRUCTION

<p>WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 205 • GREAT FALLS, MT 59404 • 406.761.1955 3880 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406.803.5555 WWW.WOITHENG.COM</p>	DATE	DESCRIPTION	DATE
<p>UPSLOPE GF DEVELOPMENT</p>			
<p>GREAT FALLS</p>			
<p>SITE LAYOUT OVERALL LAND USE SUBMITTAL</p>			
<p>EX-A</p>			
<p>JOB #: 23-090</p>	<p>DRAWN: RLO/TDL</p>	<p>DESIGN: RLO</p>	<p>CA: SMW/RLO</p>
			<p>DATE: 02/14/2025</p>



KEY NOTES

- ① CLEAR VISION TRIANGLE (45' x 45') OR (10' x 10')
- ② BUILDING CORNER PER LOT LAYOUT



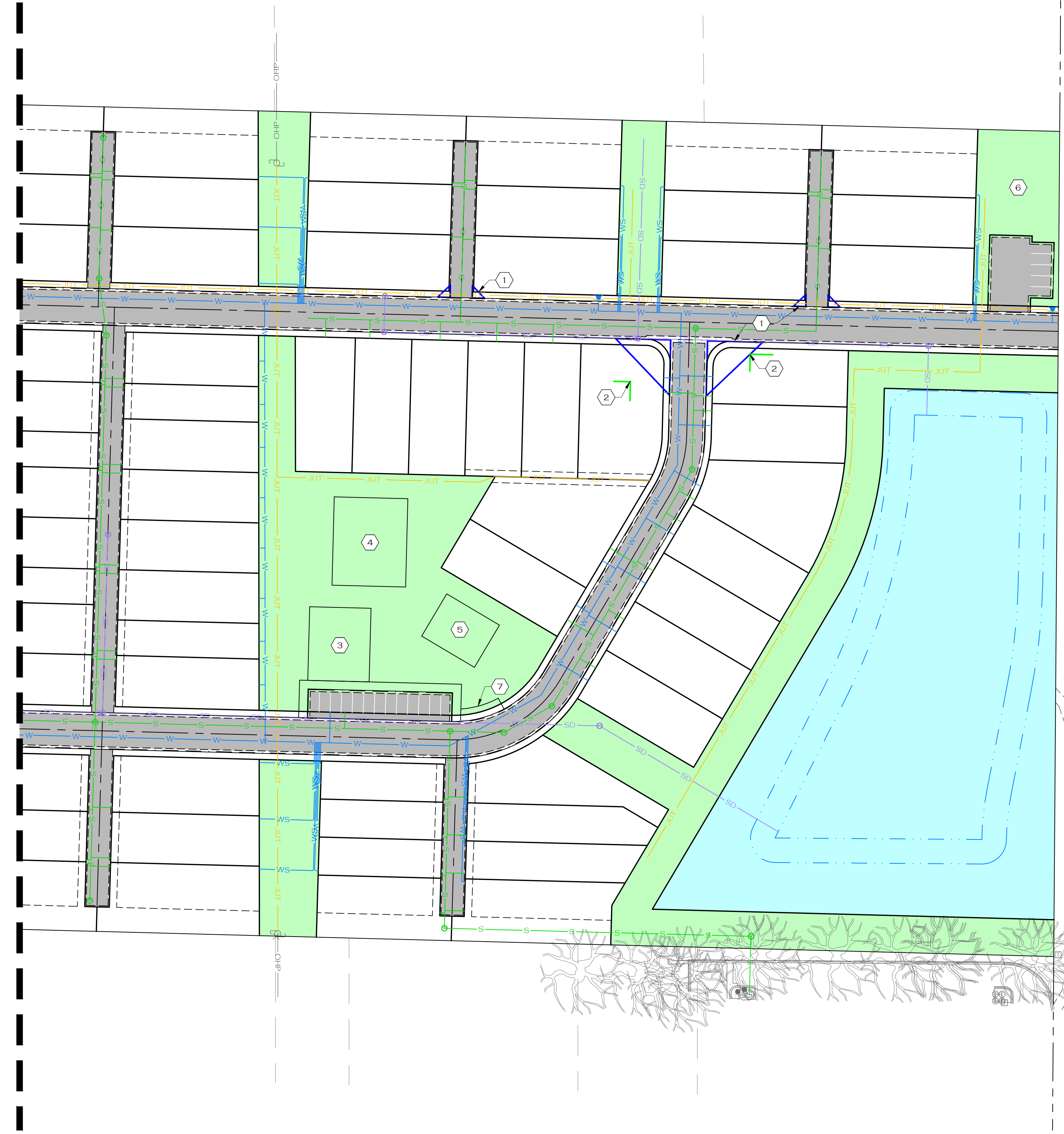
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JOB #: 23-090	DATE	DESCRIPTION	DATE
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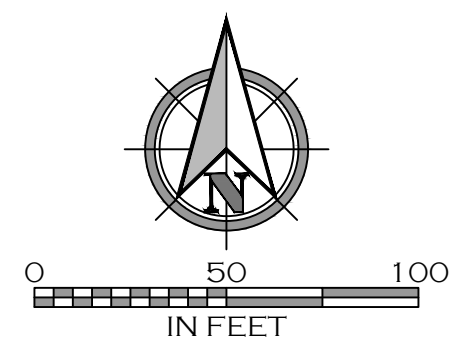
WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS <small>605 3RD STREET NW, SUITE 205 - GREAT FALLS, MT 59404 - 406-761-1955 3880 CLARY STREET, SUITE A - MISSOULA, MT 59808 - 406-803-5555 WWW.WOITHENG.COM</small>		MONTANA GREAT FALLS UPSLOPE GF DEVELOPMENT SITE LAYOUT WEST LAND USE SUBMITTAL
--	--	---

EX-A

MATCHLINE
SITE EXHIBIT WEST



- KEY NOTES**
- ① CLEAR VISION TRIANGLE (45' x 45') OR (10' x 10')
 - ② BUILDING CORNER PER LOT LAYOUT
 - ③ CLUBHOUSE
 - ④ PRICKLE BALL COURT BUILDING
 - ⑤ PLAYGROUND
 - ⑥ DOG PARK
 - ⑦ MAILBOXES



PRELIMINARY - NOT FOR CONSTRUCTION

GREAT FALLS		MONTANA	
UPSLOPE GF DEVELOPMENT		DATE	
SITE LAYOUT EAST LAND USE SUBMITTAL		DESCRIPTION	
EX-A		JOB #:	
		DRAWN:	
		DESIGN:	
		CA:	
		DATE:	

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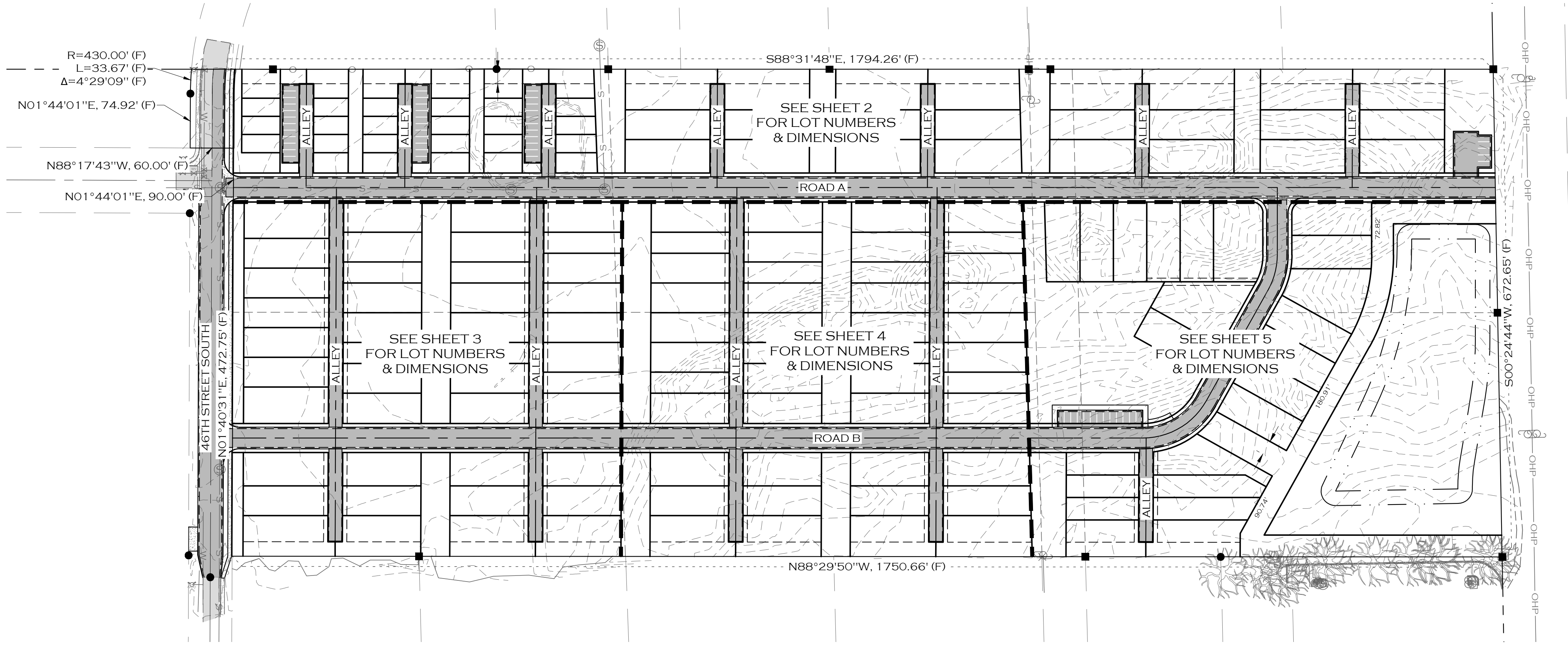
Exhibit B – Proposed Subdivision Plat

PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED

SURVEY COMMISSIONED BY
UPSLOPE GROUP

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



LEGEND

	SECTION LINE
	EXTERIOR SUBDIVISION BOUNDARY
	OLD LOT BOUNDARY
	ADJOINING PARCEL BOUNDARY
	INTERIOR LOT BOUNDARY PER THIS PLAT
	EASEMENT PER THIS PLAT
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND REBAR
	EXISTING ASPHALT
	EXISTING DIRT ROAD
	EXISTING GRAVEL
	EXISTING CURB
	EXISTING ROAD CENTERLINE
	EXISTING TRAIL
	EXISTING SIGN POST
	EXISTING CONCRETE/SIDEWALK
	EXISTING DITCH
	EXISTING SWAMP
	EXISTING FILL PILES
	EXISTING LANDSCAPING
	EXISTING BARB WIRE FENCE
	EXISTING CHAINLINK FENCE
	EXISTING GATE POST
	EXISTING BOLLARD
	EXISTING OVERHEAD POWER
	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 MAIN
	EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING DECIDUOUS TREE
	PROPOSED BUILDING
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED ASPHALT
	PROPOSED SIDEWALK/CONCRETE
	PROPOSED POND

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)

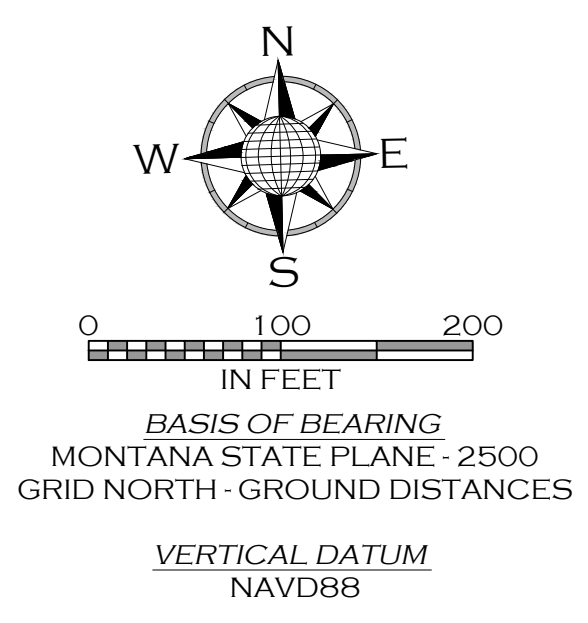
- KEY NOTES**
- ① 60' PUBLIC RIGHT-OF-WAY DEDICATED TO CITY OF GREAT FALLS PER THIS PLAT
 - ② PUBLIC UTILITY EASEMENT PER THIS PLAT
 - ③ 20' PUBLIC UTILITY EASEMENT PER THIS PLAT
 - ④ 6' PUBLIC UTILITY EASEMENT PER THIS PLAT
 - ⑤ 10' PRIVATE UTILITY EASEMENT PER THIS PLAT

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 RETENTION POND LOT BEGINS WITH THE LETTER P.

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

PRELIMINARY
 MICHAEL D. SHAYLOR, PLS
 MONTANA REGISTRATION NO. 19110LS
 DATE _____

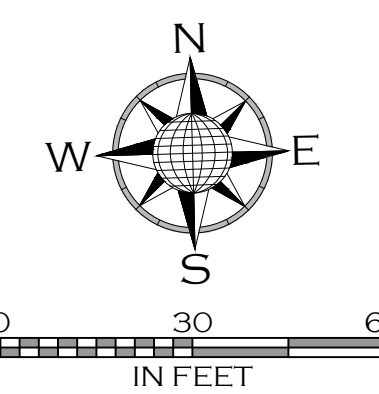
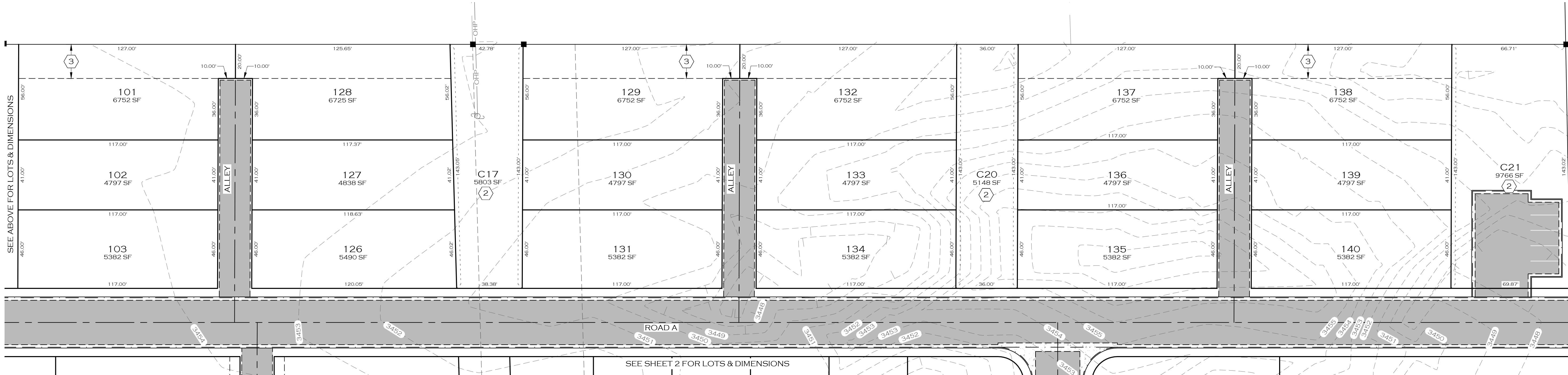
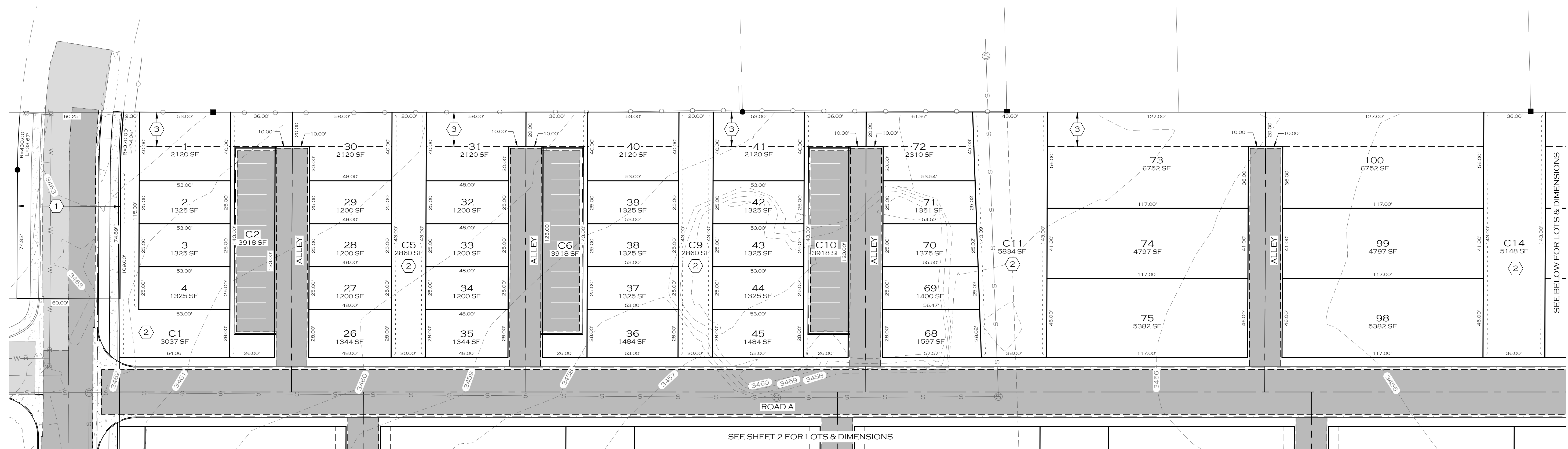


	WOITH ENGINEERING, INC.				PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: FEBRUARY 17, 2025 FILENAME: PREPLAT.DWG SHEET 1 OF 5
	ENGINEERS & SURVEYORS				
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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

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



BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES

VERTICAL DATUM
NAVD88

KEY NOTES

- ① 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)
- ③ 20' PUBLIC UTILITY EASEMENT PER THIS PLAT
- ④ 6' PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑤ 10' PRIVATE UTILITY EASEMENT PER THIS PLAT

	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: FEBRUARY 17, 2025 FILENAME: PREPLAT.DWG SHEET 2 OF 5
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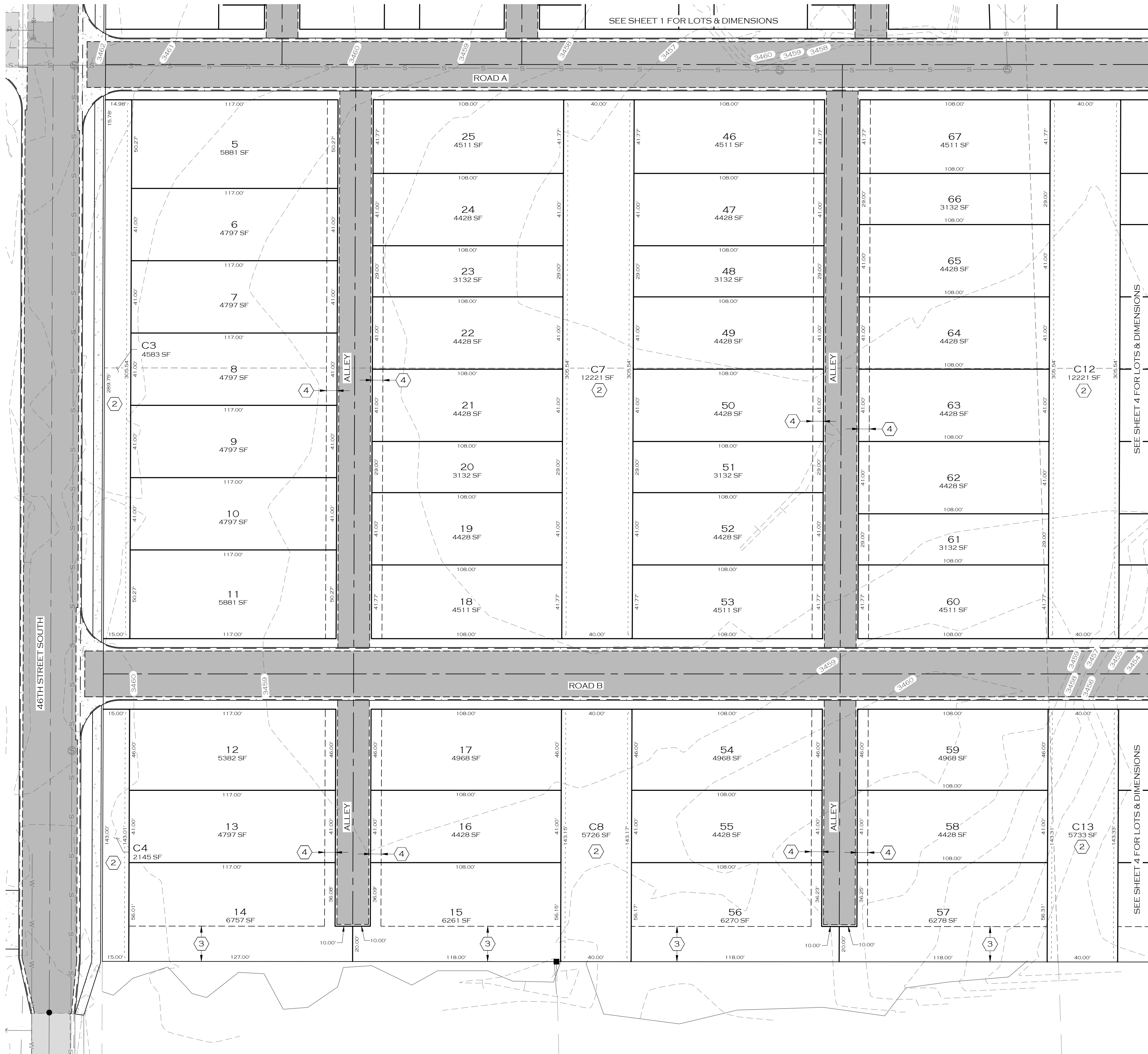
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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

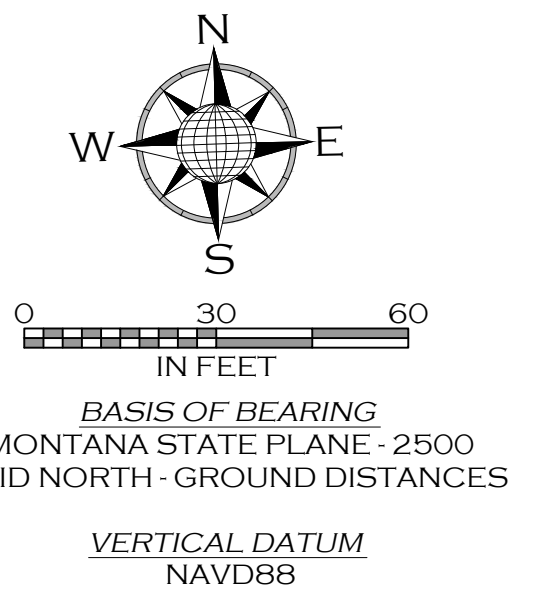
OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

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



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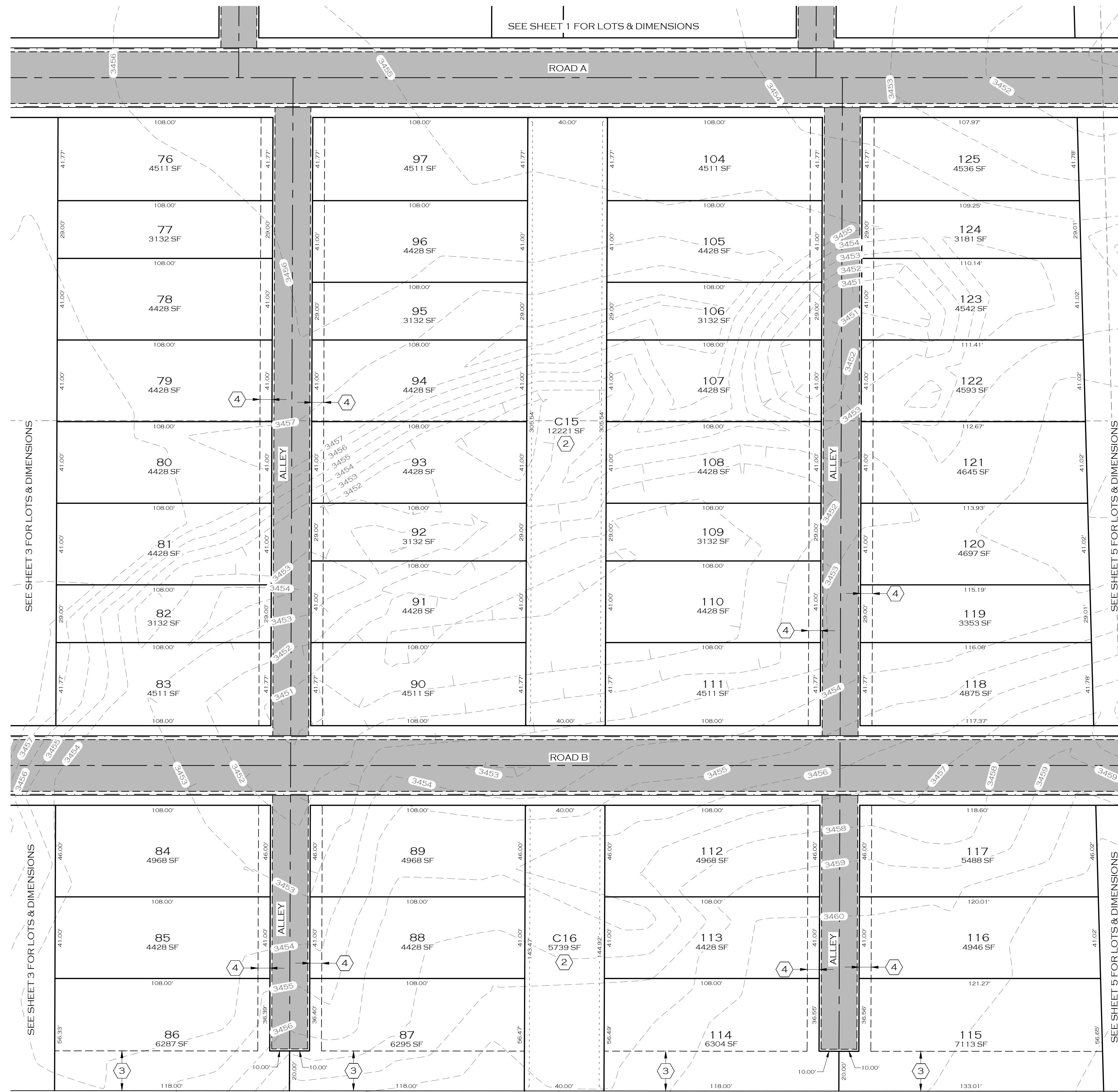


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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

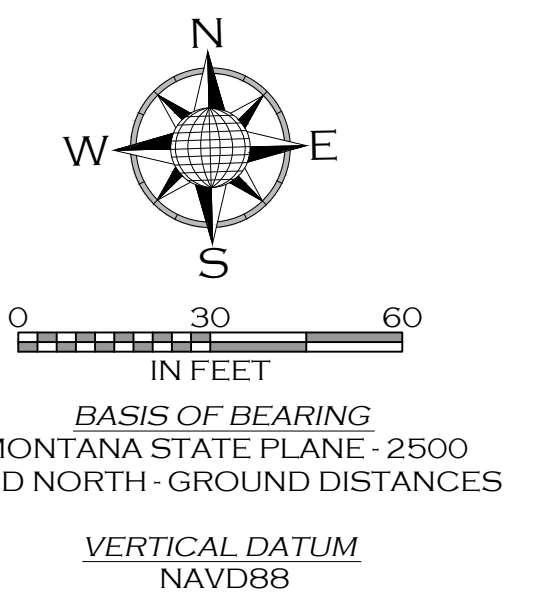
OWNER OF RECORD
GREAT FALLS CHURCH OF CHRIST
INCORPORATED
SURVEY COMMISSIONED BY
UPSLOPE GROUP

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



KEY NOTES

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- (2) PUBLIC UTILITY EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA LOT)
- (3) 20' PUBLIC UTILITY EASEMENT PER THIS PLAT
- (4) 6' PUBLIC UTILITY EASEMENT PER THIS PLAT
- (5) 10' PRIVATE UTILITY EASEMENT PER THIS PLAT

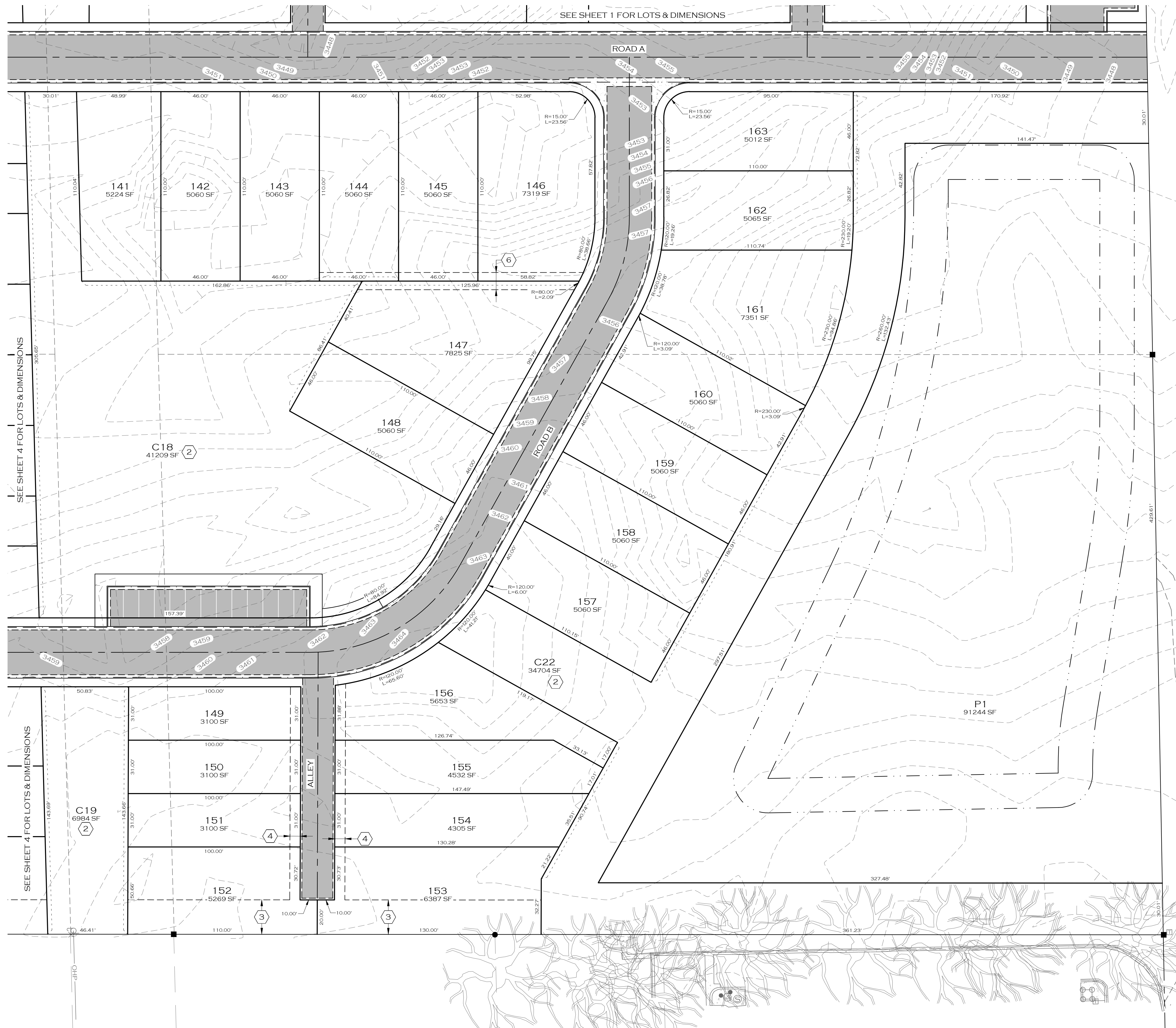


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PRELIMINARY PLAT OF MEADOWVIEW VILLAGE

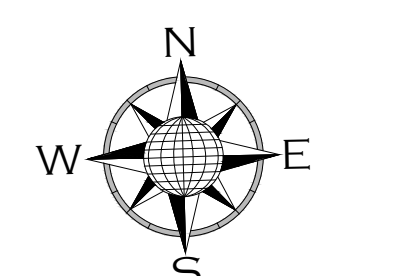
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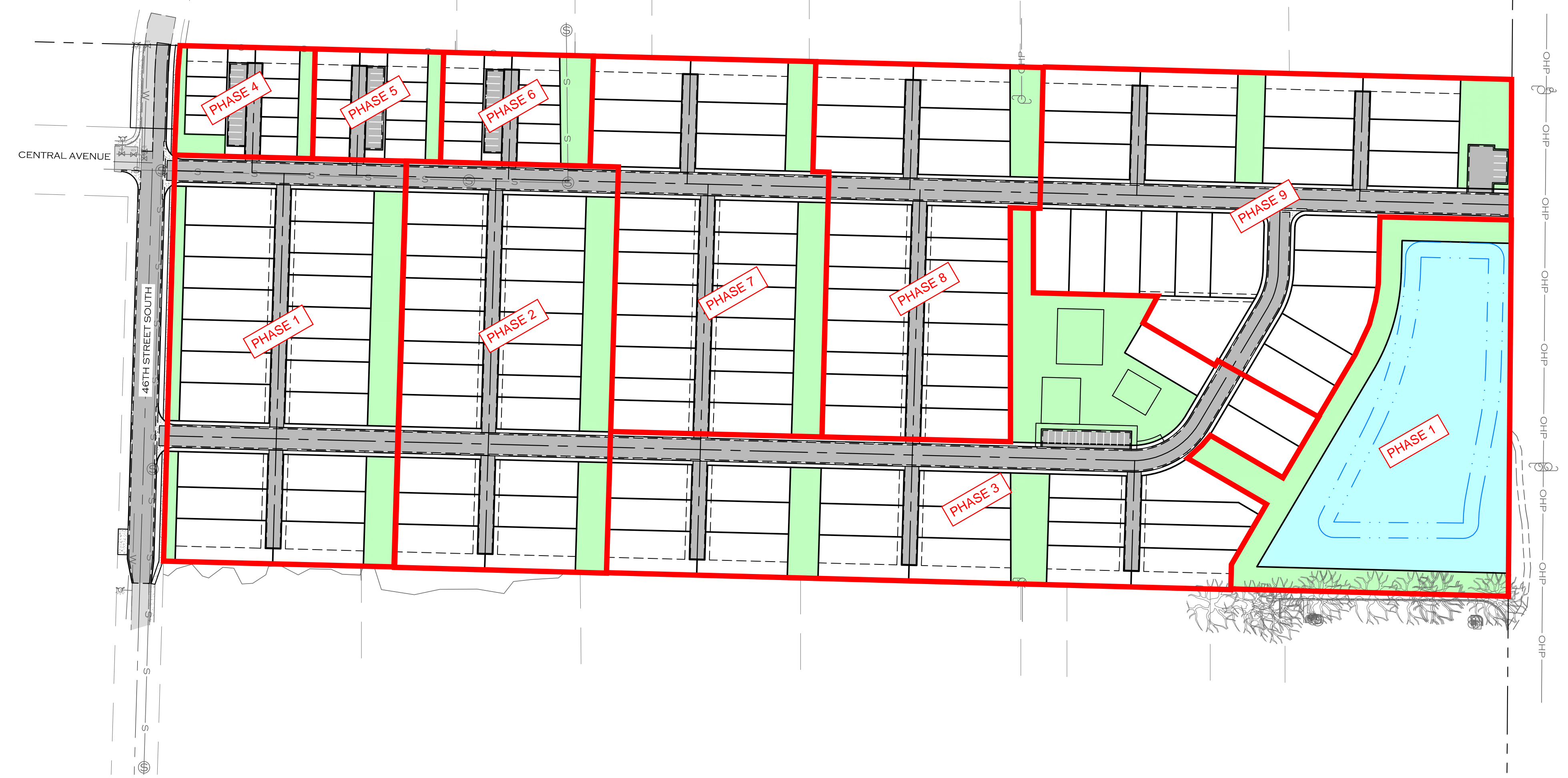
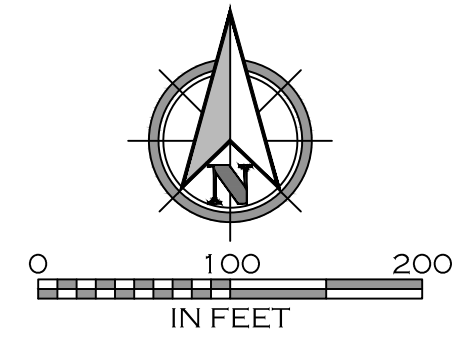
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IN FEET
BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES
VERTICAL DATUM
NAVD88

	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 23-090 DRAWN: CRH QA: MDS DATE: FEBRUARY 17, 2025 FILENAME: PREPLAT.DWG SHEET 5 OF 5
		9	20 N	4 E	

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400

Exhibit C – Proposed Phasing Plan



PRELIMINARY - NOT FOR CONSTRUCTION

GREAT FALLS
 MONTANA
 UPSLOPE GF DEVELOPMENT
 SITE LAYOUT OVERALL LAND USE SUBMITTAL

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#	DESCRIPTION	DATE

JOB #:	23-090
DRAWN:	RLO/TDL
DESIGN:	RLO
CA:	SMW/RLO
DATE:	02/14/2025

EX-A



Great Falls Public Schools

District Offices • 1100 4th 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,

Brian Patrick
Director of Business Operations
Great Falls Public Schools

Planning & Community Development
Room 112



P.O. Box 5021
Park Drive S.
Great Falls, MT
59403

April 7th, 2025

RE: Planning Board Recommendation

Dear Fellow Board Members,

Following the recent resignation of Board Member Lindsey Gray, the Planning Board received six applications to fill the resulting vacancy. All six applicants were interviewed, and we were once again impressed by the level of interest, experience, and commitment shown by each candidate. We were assisted during the interview process by Director Brock Cherry, Deputy Director Lonnie Hill, and PCD Senior Administrative Assistant Jamie Nygard.

After thoughtful review and discussion, we are pleased to recommend Katie Hanning as the Board's nominee to the City Commission for final appointment.

Sincerely,

Tory Mills, Chairman
Julie Essex, Vice Chairwoman



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Joe McMillen

Interviewer: Lonnie Hill

Ranking: 5 High; 1 Low

LH

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

1 2 3 4 (5)

Born + Raised. Serve the Community.
Business, coaching, experience. Construction.
Development of residential

BC

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

1 2 3 4 (5)

Board of Adjustment / Appeals.
Experience from that, and construction.
Comfortable making good decision. Previously applied

TM

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

1 2 3 4 (5)

No problem. Track record of attending
BOA meetings

JE

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

1 2 3 4 (5)

Absolutely. Track record conducting
public hearings. Can read & write reports

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

Motivated and excited. Would be reliable



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Katie Hanning
Interviewer: Lonnie Hill

Ranking: 5 High; 1 Low

TM

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

1 2 3 4 (5)

Interested since a kid. Perie flooring. Current position. Big things coming. Wants things to go easily, but legally

JE

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

1 2 3 4 (5)

Sit on County zoning board. Very knowledgable. Important to have policy

LH

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

1 2 3 4 (5)

Yes. I will be there. vitally important. Respect applicants time

BC

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

1 2 3 4 (5)

Does that in her job. Does it at county planning board. Ask questions.

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

Q: Executive officer inate bias?
A: Not her personality. Gives bad news on code and health safety. She is not connected financially to builders.



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Beth Price Morrison
Interviewer: Lonnie Hill

Ranking: 5 High; 1 Low

BC

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

1 2 3 4 5

Been in GF since 90's. Works in substance abuse. Putting ordinances and laws should be adopted. Youkees farm. Advocate for substance

JE

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

1 2 3 4 5

No. other than trying to advocate at the state. Wants to learn more. Diversity for different perspective

LH

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

1 2 3 4 5

yes.

TM

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

1 2 3 4 5

yes. Commit to prep work. Works w/ data. Broader picture important

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

Commitment of time to prepare?

1-2+ hours

What do you like most?
Community + serving + learning

Most Challenging
Scheduling. Balancing self + City



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Robert Long

Interviewer: Lonnie Hill

Ranking: 5 High; 1 Low

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

1 2 3 4 5

CRPS President. Business overview.
Don't have knowledge, but want to serve & help community.

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

1 2 3 4 5

Limited knowledge of zoning. Has done research. Not sure if he's the qualified.

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

1 2 3 4 5

yes. makes his own schedule

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

1 2 3 4 5

yes. experience through business.
Willing to commit.

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

Not best candidate. Looking outside the box. Problem solving. Wants to learn more. May not be ready. Doesn't like to fail.



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Michael Bicsak
Interviewer: Lonnie Hill

Ranking: 5 High; 1 Low

UH

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

1 2 3 4 5

Born & raised. Gusto and then insurance. Then got involved in community. Basecamp. GF. Taken City programs. Interested in growth and development

BC

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

1 2 3 4 5

No experience. Interested. Willing to learn

TM

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

1 2 3 4 5

Yes. work travels. Can make own schedule

JE

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

1 2 3 4 5

yes. Interested to learn. Reads reports as part of job

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

Interested and love Great Falls.



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Saudor Hopking

Interviewer: Lonnie Hill

Ranking: 5 High; 1 Low

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

1 2 3 4 5

4

AICP, CFM, Does land use planning. That's conflicts of interest is limited

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

1 2 3 4 5

5

worked for Cascade Planning Dept. worked w/ Boards & Organization. Left to work ~~for~~ for Morris.

JE **Availability:** The board generally meets on the second and fourth Tuesdays at 3:00 P.M. Is this schedule manageable for you?

1 2 3 4 5

5

Absolutely. Flexible work schedule

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

1 2 3 4 5

5

Very comfortable. Has written reports and has grasp of that area.

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

Q: How would you respond to claims of conflicts?
A: Bound to Code of Ethics. Be tuned into conversation of community.



Planning Advisory Board/Zoning Commission Interviews:

Applicant: JOE McMILLAN
Interviewer: BROOK CHERRY

Ranking: 5 High; 1 Low

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

1 2 3 4 ⑤
- VERY ROOTED IN THE COMMUNITY
- 30+ YEARS CONSTRUCTION - MASTER PLUMBER
- HAS BEEN INTERESTED IN SERVING ON THIS BOARD FOR A LONG TIME.

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

1 2 3 ④ 5
- BOARD OF APPEALS →
MINOR VARIANCES / LAND-USE

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

1 2 3 4 ⑤
- PROVEN HISTORY WITH THE BOARD OF APPEALS OF 100% ATTENDANCE.

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

1 2 3 4 ④.5 5

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



Planning Advisory Board/Zoning Commission Interviews:

Applicant: BETH PRICE MORRISON
Interviewer: BROCK CHERRY

Ranking: 5 High; 1 Low

Black

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

1 2 3 ④ 5

- APPLICANT FOR 4014.
- NOT FROM MONTANA BUT HAS BEEN
HERE A LONG TIME.

SUILE

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

1 2 ③ 4 5

- NOT NECESSARILY BUT BRINGS
A DIVERSITY OF PERSPECTIVES / PUBLIC
HEALTH

WYME

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

1 2 3 4 ⑤

TONY

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

1 2 ③.75 4 5

BACKGROUND OF DATA ANALYSIS
↳ "IT ALL TELLS A STORY..."

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



Planning Advisory Board/Zoning Commission Interviews:

Applicant: ROBERT LONG
Interviewer: BROCK CHERRY

Ranking: 5 High; 1 Low

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

1 2 3 3.5 4 5

- SECURITY COMPANY OWNER
- WOULD LIKE TO MAKE A DIFFERENCE IN THE COMMUNITY.
- INTERESTED IN ZONING FOR NEW BUSINESSES.

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

1 2 3 3.75 4 5

- NOT ALOT, BUT WILLING TO LEARN -> KNOWS WHERE TO FIND THE ANSWERS.

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

1 2 3 4 5 5

- OWNS HIS BUSINESS -> ABILITY TO MAKE HIS SCHEDULE.

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

1 2 3 3.75 4 5

- EXPERIENCE DOING THIS IN HIS BUSINESS - KNOWS THE IMPORTANCE OF IT -> CAN LOOK OUTSIDE THE BOX / PROBLEM SOLVING.

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



Planning Advisory Board/Zoning Commission Interviews:

Applicant: KATIE HAWLING

Interviewer: BROCK CHERNY

Ranking: 5 High; 1 Low

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

1 2 3 4 5 **4.75** - CONSTRUCTION GEEK
- 10 YRS COMMERCIAL CONSTRUCTION
- BIG THINGS ARE COMING →
WANTS TO ADD VALUE FOR BEST
PRACTICE AND NAVIGATING LEGALITIES

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

1 2 3 4 5 **4.5** - SERVES ON COUNTY ZONING BOARD.

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

1 2 3 4 5 **5** - UTIMATELY IMPORTANT TO
ATTEND MEETINGS.
- THE APPLICANTS / RESIDENTS
ARE COUNTING ON US.

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

1 2 3 4 5 **4.5** IT IS A BIG DEAL TO
READ YOUR PACKET.

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

* IS A RULES PERSON.
* KATIE → SUCCESS OF MEMBERS DO NOT
DETERMINE KATIE'S



Planning Advisory Board/Zoning Commission Interviews:

Applicant: MICHAEL BILSAK
Interviewer: BROCK CHERRY

Ranking: 5 High; 1 Low

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

1 2 3 ④ 5

- BORN AND RAISED GREAT FALLS
- BUSINESS - AUGUSTA DISTRIBUTING AND INSURANCE.
- GF POLICE CITIZENS ACADEMY -> GFPS BFFD ALSO.

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

1 2 ③ 4 5

- NOT REALLY.

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

1 2 3 ④.5 5

ABILITY TO MAKE OWN SCHEDULE.

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

1 2 ③.5 4 5

- WILLING TO PREPARE.
- WILLING TO LEARN AND EDUCATE SELF

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

READY FOR A GREAT FALLS 'BOOM'.
LB MAKE SURE IT IS ORDERLY

16.15



Planning Advisory Board/Zoning Commission Interviews:

Applicant: SANDOR HOPKINS

Interviewer: BROCK CHERNY

Ranking: 5 High; 1 Low

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

1 2 3 4 4.25 5 ▷ MEMBER OF AMERICAN PLANNING ASSOCIATION
▷ IS A PROFESSIONAL PLANNER.

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

1 2 3 4 4.5 5 ▷ WORKED FOR CASCADE PLANNING DEPT.
▷ UNDERSTANDS LOCAL PLANNING
▷ WORKS AS A PLANNER/LAND USE PROJECT MANAGER IN THE PRIVATE SECTOR.
▷ BACHELORS IN POLITICAL SCIENCE.

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

1 2 3 4 5 HAS FLEXIBILITY W/ WORK SCHEDULE.

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

1 2 3 4 5 * IT IS IMPORTANT TO LISTEN TO THE COMMUNITY, AND NOT BROADLY IMPOSE ACADEMIC/SCHOLARLY BEST PRACTICES.

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



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Joe McMiller

Interviewer: Julie Essex

Ranking: 5 High; 1 Low

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

1 2 3 ④ 5

- 6 months
- community service
- construction 30 years, master plumber
- built many multi-family projects

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

1 2 3 ④ 5

- part of w/ board
- board of reviewers and appeals
- part of w/ board running
- deal with decisions making

- 2nd interview

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

1 2 3 4 ⑤

- can make the meeting
- consistent attendance

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

1 2 3 4 ⑤

- plenty of time to prepare
- conducted several public hearings
- create reports for business

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

- very motivated / reliable



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Robert Hong
Interviewer: Julie Essex

Ranking: 5 High; 1 Low

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

1 2 3 4 5

- CMPS president
- helping military veterans to become security officers
- not a lot of knowledge but would be speaking in comment

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

1 2 3 4 5

- will be learn about what is request
- not very knowledgeable about zoning but willing to learn zoning

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

1 2 3 4 5

- at his own schedule
- can make meeting

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

1 2 3 4 5

- very comfort about making agenda, meeting
- analyzing financial data
- no problem to do something more concrete

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

- doesn't believe he is the best candidate
- can look outside the box & good of problem solving
- would like learn more about commitment



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Kathryn Hanning
Interviewer: Julie Essex

Ranking: 5 High; 1 Low

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

1 2 3 4 5

- a construction "guy"
- 10 yrs commercial construction
- love being coming to help the process
legally & easily

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

1 2 3 4 5

4.5
- zoning for the ~~county~~
- work with homebuilders which has helped
with understanding zoning requirements

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

1 2 3 4 5

- no problem attend
- totally important / respects people's time

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

1 2 3 4 5

- already perform many of these functions for
the zoning board / county

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

- ~~social~~ divide at home builder - conflict / lean?
has many times where a contractor complained about
of code, ~~don't~~ but that rules must be followed
- don't believe there is a conflict & if there is one he
would resolve himself



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Both Price Morrison
Interviewer: Julie Essex

Ranking: 5 High; 1 Low

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

1 2 3 4 5

- 40+ years MT resident
- substance abuse prevention
- ord/laws relevant to substance abuse

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

1 2 3 4 5

- learning that system already in place
- want to bring district to the board

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

1 2 3 4 5

- can meet at these times

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

1 2 3 4 5

- fully committed to prep work
- spends time analyzing data
- aware of time needed for prep work

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

- just clarify for how much time needed for prep work
- is there an orientation for meetings



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Michael Bicsak

Interviewer: Julie Essex

Ranking: 5 High; 1 Low

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

1 2 3 4 5

Very interested in planning / development of Great Falls

*- GF native
- worked for home company great falls what sparked interest for developing the city
- GFPD utility academy, at 101, GF fire dept utility academy*

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

1 2 3 4 5

- no background in zoning but very willing to learn

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

1 2 3 4 5

*- can pretty much make meetings
- current company is in a state of flux*

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

1 2 3 4 5

*- can commit to learning
- reading reports in what "I do all day"*

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

*- no real questions
- very interested in part*



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Sondor Hopkins
Interviewer: Julie Essex

Ranking: 5 High; 1 Low

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

1 2 3 (4) 5

- member of mt of certified planners
- opportunity to do something relevant to current position

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

1 2 3 4 (4.5) 5

- worked as planner east department
- worked for survey company & land use
- degree in political science

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

1 2 3 4 (5)

- alot of flexibility in work schedule

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

1 2 3 (4) 5

- my computer shows up to meeting prepared
- comfortable analyzing reports

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

- in there a bias given background?
- professional code of ethics will direct his decision
- just an advisory board and a lawyer
- no questions

(17)



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Joe McMillen
Interviewer: Tony Mills

Ranking: 5 High; 1 Low

Introduction: Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board? ^{30yr} Const. Sports, coaching. Motivated

1 2 3 (4) 5

Experience: Do you have any background or knowledge in planning, development, or zoning that would help with this role? Appeals Board, looking for more exp. 2nd interview

1 2 (3) 4 5

Availability: The board generally meets on the second and fourth Tuesdays at 3:00 P.M. Is this schedule manageable for you? Yes. Good past record. 6 years of past meetings few absent

1 2 3 4 (5)

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

1 2 3 4 (5)

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

11.5



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Beth Price Morrison

Interviewer: Tony Mills

Ranking: 5 High; 1 Low

Introduction: Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board? 40 years montana, substance prevention 8 years, lived in GF since 90's

1 2 2.5 3 4 5

Experience: Do you have any background or knowledge in planning, development, or zoning that would help with this role? No background in city development, interest in learning

1 2 3 4 5

Availability: The board generally meets on the second and fourth Tuesdays at 3:00 P.M. Is this schedule manageable for you? yes

1 2 3 4 5

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

1 2 3 4 5

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

How much prep work?

15



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Robert Long
Interviewer: Tony Mills

Ranking: 5 High; 1 Low

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

1 2 3 3.5 4 5

started own company in security.
Involvement in community

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

1 2 2.5 3 4 5

wants to learn more, No prior knowledge

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

1 2 3 4 5

Yes, makes own schedule

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

1 2 3 4 5

Feels comfortable, used to preping for meetings.

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

- Unsure about past qualifications
- looks forward to finding a solution
- wants to learn

19



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Kathryn Haming
Interviewer: Tony Mills

Ranking: 5 High; 1 Low

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

1 2 3 4 (5)

Involved in construction, 10 years pierce Flooring
18 years correat project
- wants to ~~improve~~ Be involved

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

1 2 3 (4) 5

works with homebuilders on zoning.

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

1 2 3 4 (5)

Understands time is important to all parties involved

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

1 2 3 4 (5)

currantly completes these task. Understands prep time involved

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

- Understand code and Health safety
- Follow Rules and code
- No financial involvement with builders



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Michael Keith Bicsak

Interviewer: Tony Mills

Ranking: 5 High; 1 Low

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

1 2 3 4 5
 3.75

Great Fall born, worked @ Gusto → Insurance
Base camp GF, How to attract people to G.F.

GFPSO, city 101, GF FD city acc,

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

1 2 3 4 5
 2

No background, wants to learn

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

1 2 3 4 5
 3.25

most of the time make own schedule

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

1 2 3 4 5
 5

yes. will work with others to learn reports, prep and propose

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

None a+m

16.5



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Sander Hopkins
Interviewer: Tom Mills

Ranking: 5 High; 1 Low

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

1 2 3 4 5

cert planner, land use exp. wants to do something with community related to work

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

1 2 3 4 5

Advises county Boards, FWP, others. surveys for land use all over MT political science

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

1 2 3 4 5

no problem

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

1 2 3 4 5

As a professional already does reports, presentations

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

code of ethics, listen to community views understands what the planning board represents



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Joe McMillen

Interviewer: Jamie Nygard

Ranking: 5 High; 1 Low

Introduction: Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board? Born & raised here. Loves Great Falls - Wants to serve the community. Construction industry for 30 years. Development & Planning.
1 2 3 4 5

Experience: Do you have any background or knowledge in planning, development, or zoning that would help with this role? Board of variance & appeals. Construction experience. Applied a couple of months ago. Has had interest in the Board for a while.
1 2 3 4 5

Availability: The board generally meets on the second and fourth Tuesdays at 3:00 P.M. Is this schedule manageable for you? Yes. no problem. Chairman for BOA & has never missed a meeting in 6 years.
1 2 3 4 5

Commitment to Prepare: You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations? Yes. Has plenty of time to prepare. Has conducted several public hearing for the City & always came prepared.
1 2 3 4 5

Closing: Do you have any questions about the board's responsibilities or expectations? Very motivated & excited for the opportunity & would be reliable.

10

Asked Tony + Julie what they liked the most about being on the Board
Tony stated serving the community - It is very doable + a great experience. The biggest challenge is that you don't know how long the meetings will be.



Julie stated learning about how the City works. The biggest challenge is learning how to balance your own bias's.

Planning Advisory Board/Zoning Commission Interviews:

Applicant: Beth Price Morrison

Interviewer: Jamie Nygard -

Ranking: 5 High; 1 Low

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

1 2 3 4 5

Been in Great Falls since early 90's - Works at Alliance for youth for going on 8 years.

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

1 2 3 4 5

No background - Has been trying to learn more about the process. A more diverse person needs to be represented on the board.

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

1 2 3 4 5

Yes.

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

1 2 3 4 5

Yes will commit to the prep work. Digs through a lot of data as it tells a story. Looks at a lot of reports.

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

More clarity on the time commitment - Brock let her know that it depends on the type of requests that come in. Each project is different.

How many Agenda Items are there - Julie responded that it just depends on what comes in. - Lonnie also stated that if a large projects come in they try not to stack them.



Planning Advisory Board/Zoning Commission Interviews:

Applicant: Robert Long
Interviewer: Jamie Njgaard

Ranking: 5 High; 1 Low

Introduction: Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?
1 2 3 4 5
President of Central MT Protection Services - It is growing. Has several sites throughout MT. Would like to assist the local community but thought it would be a great start.

Experience: Do you have any background or knowledge in planning, development, or zoning that would help with this role?
1 2 3 4 5
Doesn't know too much, but is willing to learn. Did go out & ask people that know about zoning & understands that it is a lot.

Availability: The board generally meets on the second and fourth Tuesdays at 3:00 P.M. Is this schedule manageable for you?
1 2 3 4 5
Yes. sets his own schedule - Confident he could make it.

Commitment to Prepare: You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?
1 2 3 4 5
Very confident w/ all the categories. He currently does all of that w/ his job currently.

Closing: Do you have any questions about the board's responsibilities or expectations?
Exceeds at looking outside of the box & likes to problem solve.
He learns easily.

Agenda #6.

Brock asked about her role at HBA & what her bias's would be or the reasons. Katie responded that she is a rules person & people should have rules up front. She will not benefit financially from any project that comes forward. She would require herself if something came forward that there was a conflict with.



20

Planning Advisory Board/Zoning Commission Interviews:

Applicant: Katie Hanning

Interviewer: Jamie Nygard

Ranking: 5 High; 1 Low

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

1 2 3 4

Always been a construction "Geek" worked 10 years in commercial construction & has been w/ HBA for 18 years. & is excited about the new projects coming through & wanted to help w/ projects going through

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

1 2 3 4

Currently sits on the Zoning Board for the County. Her job is a vital role in development.

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

1 2 3 4

Yes - would never miss. People are waiting for decisions & need their time respected.

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

1 2 3 4

Does a lot at her role @ HBA & takes the role seriously on the County Zoning Board.

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

has gone to a few meetings, so understands the role.

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Planning Advisory Board/Zoning Commission Interviews:

Applicant: Michael Bicsak

Interviewer: Jamile Nygard

Ranking: 5 High; 1 Low

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

Born & raised in Great Falls - Graduated in 1997. Is involved in insurance which sparked more interest for him in the community.
 1 2 3 4 5 (5) Worked w/ Bob Kelley & Mary Moe on the project.
 Excited about the Growth. Did the citizen's Academy, City 101, School District, Fire Department.
 Very interested in the position & knows a boom is coming.

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

No background but thought it sounded interesting & is willing to learn.
 1 2 3 4 5 (3)

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

Manages - Great Falls, Butte, & Helena but can schedule around the meetings -
 1 2 3 4 5 (5)

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

Absolutely. If doesn't know he will work w/ someone & educate himself. He reads reports all day for work -
 1 2 3 4 5 (4)

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

Loves Great Falls.

Brode asked about the public's perception of abasis - His views are numbered
Code of Ethics - Give the best advice that you can & the City Commission
makes the final decision.

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Planning Advisory Board/Zoning Commission Interviews:

Applicant: Sandor Hopkins
Interviewer: Jamie Nygaard

Ranking: 5 High; 1 Low

Introduction: Can you briefly tell me about yourself and why you're interested in serving on the Planning Advisory Board?
1 2 3 4 5 Member of Certified Planners Association - He works in the private sector - He wants to contribute to the community while still working in his realm of expertise

Experience: Do you have any background or knowledge in planning, development, or zoning that would help with this role?
1 2 3 4 5 Cascade County Planning department for 4 years. So familiar w/ the boards, permits, applications. Very familiar w/ planning, development & zoning.

Availability: The board generally meets on the second and fourth Tuesdays at 3:00 P.M. Is this schedule manageable for you?
1 2 3 4 5 Absolutely & has a lot of flexibility w/ his schedule.

Commitment to Prepare: You will be required to review staff reports and other documents in preparation for hearings, meetings, etc. Will you commit to preparing beforehand and ensure you are ready to discuss agenda items? How comfortable are you analyzing reports, presentations, and proposals to make recommendations?
1 2 3 4 5 Very comfortable - Will be prepared - Is very familiar w/ reports -

Closing: Do you have any questions about the board's responsibilities or expectations?
He has a decent understanding of what the Board & will respect whatever the decision is that is made.