

MINUTES OF THE MEETING
OF THE
GREAT FALLS BOARD OF ADJUSTMENT/APPEALS
April 4, 2019

CALL TO ORDER

The meeting of the Great Falls Board of Adjustment/Appeals was called to order by Chair Jule Stuver at 3:00 p.m. in the Gibson Room of the Civic Center.

ROLL CALL & ATTENDANCE

Great Falls Board of Adjustment/Appeals members present:

Mr. Jule Stuver, Chair
Ms. Krista Smith, Vice Chair
Mr. Joe McMillen
Ms. Aspen Northerner
Mr. Kyle Palagi

Great Falls Board of Adjustment/Appeals members absent:

None

Planning Staff members present:

Mr. Craig Raymond, Director of P&CD
Mr. Tom Micuda, Deputy Director of P&CD
Mr. Brad Eatherly, Planner I
Ms. Connie Tryon, Sr. Administrative Assistant

Others present:

Mr. Joseph Cik, Assistant City Attorney

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

MINUTES

Chair Stuver asked if there was a motion to approve the meeting minutes as stated for January 10, 2019. Mr. Palagi moved to approve the minutes, seconded by Ms. Smith. All in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

920 21st Street North- United Materials Variance Request- Maximum Building Height

Mr. Palagi recused himself due a conflict of interest as he works for TD&H Engineering, the firm working on the project.

Mr. McMillen disclosed that his father is a part time truck driver for the applicant, United Materials. He stated his father is not an owner or stockholder, and in no way does his father's employment impact his decision on the request before the Board.

Mr. Eatherly said United Materials is requesting a variance for maximum building height for a parcel zoned I-1 Light Industrial, in order to build a new concrete batch plant. He reviewed site photos of the existing batch plant and the location for the new proposed plant, and explained the new proposed site is actually further away from residential neighbors.

Mr. Eatherly reviewed code provisions for development standards in the Light Industrial district, and said the maximum height allowed of a principal building is 45 feet. The variance is requesting the building be allowed to be 82 feet 11 inches. Staff finds a literal enforcement of code would create a unique hardship for United Materials to continue concrete production onsite, if unable to construct the batch plant at the requested height. Mr. Eatherly said staff recommends the Board approve the variance, and offered to answer any questions.

PETITIONER'S PRESENTATION

Mitch Callas, United Materials, 2100 9th Avenue North, said the existing plant is 81 feet, but the new plant will be at a grade five feet below what the current plant sits at, so essentially the new plant will be lower in elevation.

OPPORTUNITY FOR BOARD MEMBERS TO ASK QUESTIONS

Ms. Smith asked if the current plant would be demolished, and Mr. Callas confirmed it would.

Mr. McMillen asked if there was an expected change in noise level. Mr. Callas said it should be about the same, but further away from the residences.

PROponents OPPORTUNITY TO SPEAK

There were no proponents.

OPponents OPPORTUNITY TO SPEAK

There were no opponents.

BOARD DISCUSSION AND ACTION

MOTION: That the Board of Adjustment, based on the findings for the Basis of Decision, approve the application of United Materials of Great Falls for the requested variance from City Code Title 17, Chapter 20, Land Use, subject to the conditions of approval.

Made by: Ms. Smith
Second: Mr. McMillen

Ms. Smith and Mr. McMillen both spoke in favor of the proposed project.

VOTE: All in favor, the motion passed. Mr. Palagi recused himself from the vote.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Stuver adjourned the meeting at 3:15 p.m.