

Regular City Commission Meeting

Mayor Stebbins presiding

CALL TO ORDER: 7:00 PM**PLEDGE OF ALLEGIANCE**

ROLL CALL: City Commissioners present: Dona Stebbins, Bill Beecher, Sandy Hinz, Diane Jovick-Kuntz and John Rosenbaum. Also present were the City Manager, Assistant City Manager, City Attorney, Directors of Community Development, Public Works, Library, Acting Directors for Park and Recreation and Planning, Police Chief, Fire Chief and the City Clerk.

PROCLAMATIONS: Mayor Stebbins read the following proclamations: 2007 Days of Remembrance, Community Development Week, Donate Life Month and Fair Housing Month.

NEIGHBORHOOD COUNCIL SWEARING IN: Mayor Stebbins swore-in Jim Porter Senior as a new representative in Neighborhood Council 8.

NEIGHBORHOOD COUNCILS

New meeting date for NC 8. **1A. Karen Grove, NC8,** stated that Neighborhood Council 8 changed their meetings to the 3rd Thursday of the month.

PUBLIC HEARINGS

Res. 9641 and Ord. 2963, annexation and zoning for Northview Add., Phase 2. Adopted. **2. RESOLUTION 9641 AND ORDINANCE 2963, ANNEXATION AND ZONING FOR NORTHVIEW ADDITION PHASE 2.**

Bill Walters, Planning Department, reported that Northview Phase 2 is a portion of the Preliminary Plat of Northview Addition Phases 2 – 7 which was conditionally approved by the City Commission on February 6, 2007. The preliminary plat consists of 80 internal lots for single-family residences and 3 lots around the perimeter to contain a total of 21 duplex condos. The developer requested as part of the preliminary plat that the zoning be changed from the current County “A” Agricultural District to PUD (planned unit development) as each phase was annexed. The Zoning Commission approved the PUD zoning request on January 9, 2007.

The primary reason the applicant requested the PUD zoning classification was to provide for a larger front yard setback than the minimum front yard setback (20 feet) required by the R-3 zoning district which Phase 2 would normally be based upon.

The Planning Board during a meeting held February 13, 2007, unanimously recommended the City Commission approve the Final Plat and its annexation subject to the following conditions: the applicant sign an annexation agreement, pay applicable fees, correct any errors or omissions on the final plat; provide a financial surety (i.e. certificate of deposit) in the

name of the owner/developer and the City to cover the costs for a roadway and an 8-inch water main; and all final engineering documents are to be approved by Public Works.

The Zoning Commission at the conclusion of a public hearing held January 9, 2007, unanimously recommended the City Commission approve establishing a City zoning classification of PUD planned unit development district upon the Final Plat of Northview Addition Phase 2, upon annexation of the area contained therein.

Mayor Stebbins declared the public hearing open. **Ron and Kathleen Gessaman**, 1006 36th Avenue NE, asked several questions regarding 36th Avenue NE and 9th Street NE. They expressed concern about the increased traffic on the roadways and that the current configuration and size were dangerous. There being no one further to address the Commission, Mayor Stebbins declared the public hearing closed.

Commissioner Hinz moved, seconded by Commissioner Rosenbaum, that the City Commission adopt Resolution 9641 and approve the final plat and Annexation Agreement all related to Northview Addition Phase 2.

Motion carried 5-0.

Commissioner Rosenbaum moved, seconded by Commissioner Beecher, that the City Commission adopt Ordinance 2963.

Motion carried 5-0.

Res. 9642 and Ord. 2964, annexation and zoning for Cottage Grove Add., Phase 2. Adopted.

3. RESOLUTION 9642 AND ORDINANCE 2964, ANNEXATION AND ZONING FOR COTTAGE GROVE ADDITION PHASE 2.

Bill Walters, Planning Department, reported that in 2001, the City Commission conditionally approved the preliminary plat of Discovery Meadows Addition, located immediately north of Portage Meadows Addition. The applicant wants to proceed with the final portion of the Discovery Meadows Addition Phase 3 under the new title of Cottage Grove Addition Phase 2 consisting of 10 lots along the northerly extension of 49th Street North. The applicant also desires to have Cottage Grove Addition Phase 2 zoned PUD, planned unit development district, to accommodate a mix of residential lots ranging in size from 4,608 to 11,107 square feet.

The Great Falls City–County Planning Board previously recommended the subdivision be assigned a zoning classification of “A” Residence Use, “B” Area District on the preliminary plat. With the adoption of the Unified Land Development Code the compatible classification would be “R-3” single-family high density. However, the applicant instead requested it be assigned the PUD designation. The primary reason the applicant requested the PUD

zoning classification was to allow more flexibility in lot sizes in order to accommodate more affordable housing.

At the conclusion of a combined public hearing held February 13, 2007, the Planning Board recommended the City Commission approve the Final Plat and its annexation subject to the following conditions: the developer sign an annexation agreement, pay all applicable fees, correct any errors found and submit for approval final engineering documents to Public Works.

The Zoning Commission recommended the City Commission approve establishing a City zoning classification of PUD planned unit development district.

Mayor Stebbins declared the public hearing open. No one spoke in support or opposition to Resolution 9642 and Ordinance 2964. Mayor Stebbins declared the public hearing closed.

Commissioner Jovick-Kuntz moved, seconded by Commissioner Beecher, that the City Commission adopt Resolution 9642 and approve the final plat and Annexation Agreement all related to Cottage Grove Addition Phase 2.

Motion carried 5-0.

Commissioner Jovick-Kuntz moved, seconded by Commissioner Beecher, that the City Commission adopt Ordinance 2964.

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

ORDINANCES AND RESOLUTIONS

Ord. 2970, zoning for Hilton Garden Inn Minor Subdivision. Accepted on first reading and set public hearing for May 1, 2007.

4. ORDINANCE 2970, ZONING FOR HILTON GARDEN INN MINOR SUBDIVISION.

Bill Walters, Planning Department, reported that upon adoption Ordinance 2970 assigns a zoning classification of C-2 General commercial district to Lots 1 and 2, Block 1, and R-5 multi-family residential medium density district to the unincorporated portion of Lot 1, Block 2, of Hilton Garden Inn Minor Subdivision and rezones the presently incorporated portion of Lot 1, Block 2, of the Subdivision from R-2 Single-family medium density district to R-5 Multi-family residential medium density district.

Commissioner Hinz moved, seconded by Commissioner Beecher, that the City Commission accept Ordinance 2970 on first reading and set the

public hearing for May 1, 2007, to consider adoption of Ordinance 2970.

Commissioner Hinz asked if staff knew what type of multi-family dwellings would be constructed in this area. Mr. Walters stated that staff was unsure because there was a change in land ownership during the annexation, zoning and rezoning processes. He added that there were height restrictions in place and the proposed development was required to be approved by the Design Review Board.

Motion carried 5-0.

Res. 9647, relating to \$2,270,000 General Obligation Swimming Pool bonds. Adopted.

5. RESOLUTION 9647, RELATING TO \$2,270,000 GENERAL OBLIGATION SWIMMING POOL BONDS.

Fiscal Services Director Coleen Balzarini reported that the City owns and operates four swimming facilities that were constructed in the 1960s. These facilities have aged and now require substantial investment for renovation and rehabilitation if they are to continue to serve Great Falls citizens. Resolution 9647 calls for the issuance and public sale of \$2,270,000 of general obligation bonds to repair and improve certain pool facilities, as approved by a majority of the qualified voters on November 7, 2006.

Commissioner Beecher moved, seconded by Commissioner Jovick-Kuntz, that the City Commission adopt Resolution 9647.

Motion carried 5-0.

Consent Agenda. Approved as printed.

CONSENT AGENDA

- 6. Minutes, March 20, 2007, Commission meeting.
- 7. Total Expenditures of \$1,089,505 for the period of March 14 through 23, 2007, to include claims over \$5000, in the amount of \$1,014,468.
- 8. Towing Contract with S&C Auto for 5 years.
- 9. Final Payment to Phillips Construction and the State Miscellaneous Tax Division in the amount of \$1,616.56 for the 2nd Avenue SW Sanitary Sewer Main Extension. (OF 1391.1)
- 10. Three-year Annual Audit Contract with JCCS.

Commissioner Hinz moved, seconded by Commissioners Rosenbaum, Beecher and Jovick-Kuntz, that the City Commission approve the Consent Agenda as presented.

Motion carried 5-0.

BOARDS & COMMISSIONS

Advisory Commission on International

11. APPOINTMENTS, ADVISORY COMMISSION ON INTERNATIONAL RELATIONSHIPS.

Marilyn Swenson resigned her position on the Advisory Commission on

**Relationships.
Appointed Tyler
and Buckley.**

International Relationships. Ms. Swenson was appointed on August 3, 2004, for a three-year term through March 31, 2008. Patricia Craumer also resigned her position. Ms. Craumer was appointed in August of 2004 and resigned from the board in August of 2006.

Commissioner Jovick-Kuntz moved, seconded by Commissioner Hinz, that the City Commission appoint Charles Tyler to the Advisory Commission on International Relationships to fill the remainder of a three-year term through March 31, 2008, and appoint Jay Buckley for a three-year term through March 31, 2010.

Mayor Stebbins thanked Bob Harris and Lee Neibuhr for their work on this board. She added that both of them have served on this board since its inception.

Motion carried 5-0.

**Library Board.
Appointed Kelly.**

12. APPOINTMENT, LIBRARY BOARD.

Library Board member Paul Comer passed on December 17, 2006, therefore it was necessary to appoint one member to fill his position on the board.

Commissioner Hinz moved, seconded by Commissioners Beecher and Jovick-Kuntz, that the City Commission appoint Sheila Kelly to the Library Board to fill the remainder of a five-year term through June 30, 2007.

Motion carried 5-0.

Adjourn.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Beecher moved, seconded by Commissioner Rosenbaum, that the regular meeting of April 3, 2007, be adjourned at 7:35 p.m.**

Motion carried 5-0.

Mayor Stebbins

Peggy Bourne, City Clerk