

Regular City Commission Meeting

Mayor Kelly presiding

CALL TO ORDER: 7:00 PM

Commission Chambers Room 206

## PLEDGE OF ALLEGIANCE

**ROLL CALL/STAFF INTRODUCTIONS:** City Commission members present: Bob Kelly, Bob Jones, Tracy Houck, Bill Bronson and Fred Burow. Also present were City Manager Greg Doyon and Deputy City Manager Chuck Anderson; Deputy City Clerk Darcy Dea; Public Works Director Jim Rearden; Planning and Community Development Director Craig Raymond; Interim Park and Recreation Director Patty Rearden; Fiscal Services Director Melissa Kinzler; Fire Chief Steve Hester; City Attorney Sara Sexe; and, Police Captain John Schaffer.

**AGENDA APPROVAL:** No changes were proposed by the City Manager or City Commission. The agenda was approved as submitted.

**PROCLAMATION:** Respect Day

**\*\* Action Minutes of the Great Falls City Commission. Please refer to the audio/video recording of the meeting for additional detail\*\***

## PETITIONS AND COMMUNICATIONS

### 1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

**Ron Gessaman**, 1006 36<sup>th</sup> Avenue NE, expressed concern with regard to the lack of publicity for the Joint Meeting of Great Falls, Cascade County Region Leaders and Montana Legislators that was held on March 2<sup>nd</sup>.

## NEIGHBORHOOD COUNCILS

### 2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

**Kathy Gessaman**, 1006 36<sup>th</sup> Avenue NE, NC 3 reported that the next NC 3 meeting will be at 7:00 pm on April 6<sup>th</sup> at Riverview School. She expressed concern with regard to the safety of citizens jaywalking across the street to/from the refinery.

Mayor Kelly commented that NC 8 provided a good report at the work session.

## BOARDS & COMMISSIONS

### 3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.

There were no miscellaneous reports and announcements from members of boards and commissions.

**CITY MANAGER****4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon reported that the preliminary process is starting for the fiscal year budget planning. Manager Doyon discussed his attendance and participation at the Association of Defense Communities (ADC) Conference in San Antonio and that he had an opportunity to visit with Air Force leadership about installation encroachment issues. He further reported that representatives from the Montana Air National Guard and Mission Support Group also attended the ADC Conference.

Manager Doyon thanked Officer Gerhart, Human Resource Training/Development Coordinator Mark Willmarth, and Human Resource Risk Manager Angela Swingley with regard to coordinating the Active Shooter Drill.

**CONSENT AGENDA.**

5. Minutes, February 21, 2017, Commission meeting.
6. Contracts list
7. Total Expenditures of \$1,196,772 for the period of January 31, 2017 through February 22, 2017, to include claims over \$5,000, in the amount of \$1,718,988.
8. Approve the purchase of one new 2018 Kenworth T800 tandem axle cab & chassis truck for \$125,025 from Motor Power Great Falls, Inc., through NJPA (National Joint Powers Alliance) including trade-in.
9. Award a contract for the 36<sup>th</sup> Avenue NE Improvements (Phase 2), in the amount of \$594,286.40 to United Materials of Great Falls, Inc. and authorize the City Manager to execute the construction contract documents. **OF 1622.2**
10. Award a contract for the City of Great Falls Public Works Facility Improvement – Utilities Building & Public Works Office to EJ Carpentry in the amount of \$233,999.17, and authorize the City Manager to execute the construction contract documents. **OF 1455.6**

**Commissioner Burow moved, seconded by Commissioners Jones and Houck, that the City Commission approve the Consent Agenda as presented.**

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

Referring to Item 9, Mayor Kelly applauded Public Works for its decision with regard to delaying the first project and receiving a lower bid.

Mayor Kelly asked if there were any comments from the public. Hearing none, Mayor Kelly

called for the vote.

Motion carried 5-0.

### **PUBLIC HEARINGS**

11. **ORDINANCE 3152, AN ORDINANCE TO REZONE THE PROPERTIES LEGALLY DESCRIBED AS: MARKS 2, 3, 5, 11, BLOCK 3, COUNTRY CLUB ADDITION AND LOTS 1B, 1, 1A-1, BLOCK 1, TIETJEN TRIANGLE ADDITION AND LOT 1, BLOCK 1, MONTANA ADDITION FROM C-1 NEIGHBORHOOD COMMERCIAL TO C-2 GENERAL COMMERCIAL.**

Planning and Community Development Director Craig Raymond reported that Brett and Sandra Haverlandt, Meadowlark FF&S LLC, Billings Holdings, LLC, and Galloway Investments Inc., Owners of the property in question have filed an application for a zoning map amendment (or rezone) of their respective properties from C-1 Neighborhood Commercial to C-2 General Commercial.

The subject properties are located on the south side of the Country Club Boulevard and Fox Farm Road intersection. In total, the properties consist of ±5.9 acres and the properties are generally known as: Beef 'O Brady's, Holiday Gas Station, Lucky Lil's Casino, Dairy Queen, Dahlquist Realtors and a vacant parcel which historically contained a motel until it was ultimately demolished.

The applicants are requesting the subject properties be rezoned to C-2 General commercial district in order to have the ability to allow higher intensity uses with less restrictive development standards. The Official Code of the City of Great Falls (OCCGF) 17.20.2.040 Establishment and purpose of districts, describes these two districts as:

**C-1 Neighborhood Commercial.** This district is found near established and developing residential areas and is intended to accommodate low intensity commercial activities that serve the nearby residential area. Development standards ensure the compatibility of this district to those residential districts that may adjoin.

**C-2 General Commercial.** This district is primarily intended to accommodate high-traffic businesses that focus on vehicle traffic. Where this district abuts a residential district, appropriate screening and landscaping will be provided to lessen associated impacts. Current residential uses are not considered nonconforming. As such, current residential uses existing at the time this Title was adopted are allowed to expand or to be re-established, if damaged.

City Staff has in the past contemplated a rezone of this area as the existing development and businesses in the vicinity most closely resemble the C-2 zoning designation in that they primarily depend on high volume traffic and do not predominantly cater to the nearby residential area. There have also been significant code conflicts primarily pertaining to signage due to the dependence on nearby highway traffic for some of these businesses.

The OCCGF, Chapter 20 – Land Use, outlines development standards for each zoning district in Exhibit 20-4. The primary differences between the C-1 and C-2 districts are the maximum height

permitted, maximum lot coverage, and front yard setback. In summation, the C-2 district permits:

- an additional 30 feet in building height
- 20% more total lot coverage
- a reduction in the front yard setback to 0 feet
- a 10-foot increase in the maximum height of a free standing sign

The basis for decision on zoning map amendments or zone changes, is listed in OCCGF § 17.16.40.030. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the criteria which are contained in the Findings of Fact which are attached to the agenda report but briefly are as follows:

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

The proposed rezoning is, in general, consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project supports the Physical portions of the Growth Policy. Given the costs of development that grows outward, contrasted with the redevelopment opportunities that exist within the City's existing boundary, this Growth Policy Update encourages, emphasizes and calls for the evaluation of infill and redevelopment opportunities within the City, as well as other strategies. Additional supportive Policies that this project is consistent with include:

Environmental – Urban Form

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

Physical - Land Use

Phy4.1.1 Promote and incentivize infill development that is compatible with the scale and character of established neighborhoods.

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.

Physical - Zoning

Phy4.2.3 Support actions that bring properties into conformance with the City's Land Development Code requirements over time. (some of the parcels at issue tonight contain uses and structures which became non-conforming in 2005 when the C-1 zoning designation was applied to the area).

The Growth Policy identifies that Great Falls embodies balanced, compatible growth, while at the same time acknowledges the issues of compatibility between zoning districts and certain land uses.

Physical Policy 4.2.6 states:

The City may oppose zoning changes that will result in incompatible land uses and or adverse impacts to the residential character or adjoining properties.

This Policy is important to consider when large areas consisting of multiple tracts of land are pursuing rezoning from a transitional, relatively low-impact zoning district (C-1) to a significantly higher impact zoning district (C-2). However, for the properties involved in this rezoning application, the existing businesses located on the C-1 lots are high traffic, general commercial uses in nature (fuel sales, convenience store, restaurant, casino, drive through fast food) and the adjacent properties to the east are compatible in height and intensity because they are multi-story condominiums zoned

R-6 Multi-family high density.

In the future, if additional properties on the west side of Fox Farm Road pursue rezoning from C-1 Neighborhood commercial to C-2 General commercial, this Policy should be considered because those properties do not all have an R-6 Multi-family zoning district to act as a transition between commercial and single-family residential use.

**2. The amendment is consistent with and furthers adopted neighborhood plans, if any.**

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #1. The Owner of one of the parcels in question tonight presented information to Council #1 on December 18, 2016, and the Council voted in favor of the proposed zone change.

**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 area of the City in which this project is located is reflected in the 2014 Great Falls Long Range Transportation Plan. The Fox Farm Road and Country Club Boulevard intersection has been identified as having issues with safety and congestion, as well as linear barriers to pedestrians and nonmotorized traffic.

The proposed rezone would allow for uses that were previously prohibited to be established, while at the same time prohibiting uses that are currently allowed. Thus, it is not possible to know the exact traffic impact that changes in use would create until such time that redevelopment in this area happens.

**4. The code with the amendment is internally consistent.**

If approved, this area of the City has the potential to redevelop with higher intensity uses with less restrictive development standards. Again, the existing development pattern mirrors the C-2 zoning designation thus the allowed C-2 General commercial uses that may be established in the future if the rezone is approved would be compatible with adjacent properties.

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

The subject properties are located at the entrance to an existing neighborhood. Most of the properties in the application have been developed over the past fifty years with commercial uses. The intensity of some of the uses existing is nonconforming, and in the case of the Lucky Lil's Casino, it will continue to be nonconforming regardless of the proposed zone change. As aforementioned, the east side of the Fox Farm Road and Country Club Boulevard intersection is already adjacent to three R-6 Multi-family high density district buildings, including Country Club Towers Condos, The Cottonwoods Condos, and Meadowlark Apartments. The maximum building height of a new building in the R-6 district is 65 feet, which is the same as the proposed C-2 district.

The Comparative Table exhibit shows the main differences between permitted uses in the C-1 Neighborhood commercial and C-2 General commercial districts.

The proximity of the subject lots to Interstate 15 and Exit 0 also lends itself to property owners

seeking higher intensity uses and less restrictive zoning standards in an effort to serve interstate traffic. The existing uses in this area are indicative of this. The C-2 district allows for increased building and signage heights, as well as increased lot coverage.

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

The City has the financial and staffing capability to enforce the amendment if it is approved. Additionally, if the rezoning results in new development or redevelopment this could benefit the City financially due to increased property tax assessments collected.

At the conclusion of a public hearing held on January 10, 2017, the Zoning Commission recommended the City Commission approve rezoning request from C-1 Neighborhood commercial district to C-2 General commercial district for the subject properties.

Representing the Applicants, Planning and Community Development Director Craig Raymond introduced Joe Murphy with Big Sky Civil and Environmental. Mr. Murphy provided and discussed a handout with regard to the proposed hotel development. Mr. Murphy commented that the zone change process since the beginning of the planning efforts has nothing to do with casinos and that proposed hotel will not contain a casino.

He further reported that an observation made by the zoning commission from January is that C1 zoning is intended to accommodate low intensity commercial activities that serve the nearby residential area. He further reported that C2 zoning serves high traffic areas, which 10<sup>th</sup> Avenue South is and that some existing businesses in this area are already considered C2 by definition. C2 zoning is an acceptable land use adjacent to R6 zoned areas.

Mr. Murphy discussed the economic impact and benefits that building the hotel would have on the City and that it would increase the City tax base. Mr. Murphy thanked Planning and Community Development for its cooperation, assistance, and support throughout the entire process. He further addressed comments and concerns by neighbors in the area of the proposed development. He concluded that the proposed zone change has never been about Casinos.

Mayor Kelly declared the public hearing open.

Written correspondence in opposition to Ordinance 3152 was received from Jerry Weissman, Amy and Jim Gillespie, Art Dickhoff, Janet Clairmont, Steve Gillespie, Gerry Jennings and Janet Metcalf.

Written correspondence in support of Ordinance 3152 was received from Brett Haverlandt.

Manager Greg Doyon reported that the Commission Meeting was not broadcasting live due to a problem with Charter Communications.

Speaking in opposition to Ordinance 3152 were:

**Roy Volk**, 301 Big Bend, expressed concern with regard to utilizing the newspaper as an

adequate source to provide information to the public. Mr. Volk further expressed concern with regard to C2 zoning allowing casinos to be added to an existing business or being built at a later time, and an increase in traffic.

**Art Dickhoff**, 3027 3<sup>rd</sup> Avenue North, expressed concern with regard to once a zone change occurs then it stays with the land. Mr. Dickhoff further expressed concern with regard to the negative effects of casinos.

**Cherie Bowman-Lyons**, 1526 C Meadowlark Drive, reported that there has been an increase in driving hazards since the area has become more developed. She commented that her first concern is the safety and welfare of the residents that live in the area. With regard to building the new motel, she further expressed concern with regard to more vehicle break ins, increase in noise levels, and light pollution.

**Robert Holter**, 400 Dear Drive, expressed concern with regard to spot zoning and that adding a curb cut to the intersection would create more traffic accidents.

**Hillary Rose**, 1113 3<sup>rd</sup> Avenue North, expressed concern with regard to the possibility of more casinos being built if the rezoning takes place.

**Val Keaveny Sr.** 1526 B Meadowlark Drive, expressed concern with regard to the property value dropping. He further commented that he does not want to see the area over run by business.

**Gil Day**, 1005 26<sup>th</sup> Avenue SW, expressed concern with regard to having more casinos in the City.

**Gloria Smith**, 31 Comanche Trail, expressed concern with regard to having the port of entry into Great Falls ruined by building the motel.

**Russ Kendall**, 2801 Bonita Drive, expressed concern with regard to other businesses building casinos if the area is changed to C2 zoning.

**Dan Shull**, 2208 Cherry Drive, expressed concern with regard to existing properties being in perpetuity and being able to do whatever they want if zoning is changed to C2.

**Ben Forsyth**, 3301 9<sup>th</sup> Street NE, expressed concern with regard to the problems created by gambling.

**Steve Gillespie**, 9 12<sup>th</sup> Street North, with regard to correspondence that was submitted to the Commission from Mr. Brett Haverlandt, Mr. Gillespie commented that the allegations were false.

**Kendra Owen**, 1004 El Paso Drive, expressed concern with regard to the amount of casinos that are in the City. She further expressed concern with regard to the view from the primary gateway into the city being ruined if the motel is built.

**Patricia Waldo**, 2219 Cherry Drive, expressed concern with regard to the amount of casinos and

ruining the port of entry view.

**Kirk Geisen**, 1701 Meadowlark Drive, expressed opposition with regard to having another motel built.

**Nona Jane Kendall**, 2801 Bonita Drive, expressed concern with regard to maintaining beautification efforts of the view to the entrance into the city.

Mayor Kelly called for a recess of the meeting at 8:52 pm.

Mayor Kelly called for the meeting to reconvene at 9:00 pm.

Speaking in support of Ordinance 3152 were:

**Lillian Sunwall**, Great Falls Development Authority (GFDA), 300 Central Avenue, expressed support with regard to economic growth, development and high wage jobs. She commented that the development would improve the land, increase the tax base, provide jobs, and add additional hotel rooms.

**Dan Sampson**, 600 South Main, Construction and Development Manager for Town Pump, reported that there is no intention to develop a casino, but rather to develop a motel. He commented that there has been a lot of time and effort with regard to designing the development to fit the undeveloped property and to do it in a manner that supports the neighborhood, housing developments, and other businesses. Mr. Sampson reported that it was his company that approached the Planning and Community Development with regard to changing the property from a C1 to a C2 zoning rather than going for a height variance due to the concerns with the existing businesses. Mr. Sampson concluded that the project is about addressing an existing issue and providing a well done development for the area.

**Shane Etwiler**, Chamber of Commerce, 100 1<sup>st</sup> Avenue North, expressed support with regard to the zone change. Mr. Etwiler commented that there is a need to continue to develop a strong work force.

**Brett Haverlandt**, 2814 5<sup>th</sup> Avenue North, owner of Dahlquist Realty expressed support with regard to the zone change. With regard to the current view and property values, Mr. Haverlandt discussed several negative effects that the current property has. Mr. Haverlandt further commented that he has no future plans to sell the Dahlquist Realty Building. Mr. Haverlandt explained that the project would provide needed water and sewer infrastructure. With regard to his correspondence that was submitted to the Commission, he reported that he stands by it that it is completely factual in its content.

**Steve Galloway**, 1651 Fox Farm Road, discussed the importance of having tax revenue and he commented that development needs to continue forward. Mr. Galloway further commented that the community needs to look into casino laws instead of putting pressure on businesses to not be able to develop properly.

**Scott Arensmeyer**, 1411 10<sup>th</sup> Avenue South, commented that the growth from the project would



employ citizens of Great Falls.

**Kevin May**, Big Sky Civil and Environmental, 1324 13<sup>th</sup> Avenue SW, reported that Town Pump has shown willingness to work with local Planning Departments, delivers functional and successful projects and enhances the general neighborhood that they lie in. Mr. May further reported that Town Pump hires local contractors, suppliers, consultants, and staffs stores locally. Town Pump is a yearly contributor to local colleges and other charitable foundations. He concluded that Town Pump is a beneficial addition to the City of Great Falls and the State of Montana.

**Mitch Callas**, 3443 5<sup>th</sup> Avenue South, commented that the motel would be an improvement to the current lot, and would provide economic development and jobs.

**Basil Jacobson**, 3309 14<sup>th</sup> Avenue South, commented that rezoning would be an investment for taxes.

There being no one further to address the Commission, Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission table Ordinance 3152 to remand the matter back to the Planning and Community Development Department with the following instructions:**

- 1. Staff to review and report back to the Commission with the appropriateness of using the designation Planned Unit Development (PUD) for the proposed rezoning, as opposed to a strict C2.**
- 2. Within the scope of a proposed PUD designation, staff to report back on how to apply general C2 zoning standards such as height, area, setback, and other standards to the properties affected, but also to look at the prospect whether in some instances shorter height limitations could be used.**
- 3. Look at utilizing the general C2 use standards within the PUD, but to report back on the possibility that in some instances we would be able to remove or prohibit more intensive uses on C2 properties.**
- 4. Relating specifically to the hotel site that has been proposed by Town Pump, the access issue has not been adequately addressed and resolved, and as a condition of approval, the access issue down to Alder Drive be finalized as part of this process as a PUD and not to the permitting process.**
- 5. Any other comments, recommendations or considerations that staff would deem appropriate that are consistent with these instructions.**

Commissioner Bronson explained that a PUD designation is a special zoning classification that can be used to incorporate any particular standards of other zoning districts. Commissioner Bronson further explained that a PUD designation gives the Commission and staff more control with regard to making sure that development is occurring in the best possible way in mitigating

as much as possible any potential adverse impacts that may come from the development. With regard to rezoning, Commissioner Bronson expressed concern with regard to traffic and public safety issues. If a C2 designation is granted, Commissioner Bronson expressed concern with regard to future projects that may not be in the best interest of the community.

Commissioner Jones concurred with Commissioner Bronson with regard to traffic and public safety issues. Commissioner Jones further expressed concern with regard to the existing approach coming off of Alder Drive.

Commissioner Houck received clarification with regard to whether a coffee shop could go in the area without a zone change. She requested that Planning and Community Development look into managing the traffic issue concerns. Commissioner Houck further expressed opposition with regard to gambling. She further commented that the City has lost sporting events due to a lack of hotel space.

Mayor Kelly inquired what time frame that the Planning and Community Development could address the issues and bring the matter back to the City Commission.

Planning and Community Development Director Craig Raymond indicated April 4<sup>th</sup>.

Mayor Kelly further commented that he respects everyone that attended the Commission meeting. With regard to making decisions on zoning changes, Mayor Kelly explained that the Commission represents all of Great Falls and the community. With regard to the gambling issue, Mayor Kelly commented that the Commission cannot do anything about that and it's the Commission's job is to execute the laws. Referring to the lack of public notice issue, Mayor Kelly commented that procedures were followed that were required by law. Mayor Kelly expressed appreciation with regard to the work that Commissioner Bronson did.

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

Motion carried 5-0.

### **OLD BUSINESS**

### **NEW BUSINESS**

#### **12. CONCESSIONAIRE LEASE AGREEMENT FOR GIBSON PARK CONCESSIONS.**

Interim Park and Recreation Director Patty Rearden reported this item is an agreement with Pegasus, LLC to offer concessions at Gibson Park to be located in the current concession area adjacent to the restroom. She further reported that the City had not offered a concession at Gibson Park since 2014. Requests for proposals were advertised in the Great Falls *Tribune* and mailed to 16 prospective bidders and Pegasus, LLC was the sole responder.

The proposal includes purchasing equipment necessary to run a concession, and to make improvements to the building to meet City Code. The selection committee, and the Park and Recreation Advisory Board recommended approval of the agreement to Pegasus, LLC.

**Commissioner Jones moved, seconded by Commissioner Burow, that the City Commission approve the Concessionaire Lease Agreement with Pegasus, LLC, to provide concessions services at Gibson Park for three years (May 15 – September 15), and authorize the City Manager to execute the agreement.**

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

Commissioner Houck received clarification with regard to allowing additional concessionaires for larger festivals at Gibson Park.

Mayor Kelly received clarification with regard to the concession area being limited to the building at Gibson Park.

There being no further discussion, Mayor Kelly asked if there were any comments from the public. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

### **ORDINANCES/RESOLUTIONS**

**13. ORDINANCE 3159 – AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PLI PUBLIC LANDS AND INSTITUTIONAL TO THE PROPERTY DESCRIBED AS TRACT 1A OF TRACT 1 OF COS 3347 LOCATED IN THE NE ¼ SECTION 21, TOWNSHIP 20 NORTH, RANGE 3 EAST, PMM, CASCADE COUNTY, MONTANA FOR THE PROPOSED CONSTRUCTION OF A CITY-OWNED WATER TOWER.**

Planning and Community Development Director Craig Raymond reported that this item is to accept Ordinance 3159 on first reading and set a public hearing for April 4, 2017. Ordinance 3159 provides for the application of "PLI-Public Lands Institutional" upon annexation into the city limits.

The City of Great Falls Public Works Department is requesting annexation of ±2.07 acres, described as "Tract 1A of Tract 1 of COS 3347 located in the NE ¼ and SE ¼ Section 21, Township 20 North, Range 3 East" into the City of Great Falls to construct what is known as the "Gore Hill Water Tower" upon the Subject Property. Additionally, Montana Code Annotated 7-2-4211 requires annexation of adjoining rights-of-way.

Therefore, the annexation would include portions of I-15 and 31<sup>st</sup> St SW. This inclusion of I-15 into the City limits will not increase city responsibilities or maintenance costs for roadways. MDT will continue to control and maintain the entire system. A Conditional Use Permit is also being requested to allow for the construction of the 140 foot high structure and proposed use.

At the conclusion of a public hearing held on February 14, 2017, the Planning Advisory Board/Zoning Commission recommended the City Commission approve the annexation, assign a PLI – Public Lands and Institutional zoning classification upon annexation, and approve a Conditional Use Permit for the construction of a water tower on the property, legally described above, subject to certain conditions as listed in the agenda report.

**Commissioner Burow moved, seconded by Commissioners Houck and Bronson, that the City Commission adopt Ordinance 3159 on first reading and set a public hearing for April 4, 2017.**

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

Motion carried 5-0.

### **CITY COMMISSION**

#### **14. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Mayor Kelly reported that there was a great presentation with regard to the Ground Base Strategic Deterrent.

Commissioner Houck reported that Western Art Week begins next week and encouraged citizens to participate.

Commissioner Jones commended Public Works Director Jim Rearden with regard to the conceptual rendering of the water tower.

#### **15. LEGISLATIVE INITIATIVES.**

Commissioner Bronson reported that they had a good meeting with the Legislative Delegation. Commissioner Bronson further reported that Representative Schreiner expressed appreciation to the City Commission and members of staff for being active with the Legislature.

Referring to the Joint Meeting of Great Falls, Cascade County Region Leaders and Montana Legislators, Commissioner Bronson commented that the City gave appropriate notice, and followed all of the necessary requirements.

Commissioner Houck reported that the Legislators commented that they appreciate the meetings that the Commission has had with them.

#### **16. COMMISSION INITIATIVES.**

There were no Commission initiatives.

**ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Jones moved, seconded by Commissioner Houck, to adjourn the regular meeting of March 7, 2017, at 9:51 p.m.**

Motion carried 5-0.

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Mayor Bob Kelly

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Deputy City Clerk Darcy Dea

Minutes Approved: March 21, 2017