



**Item:** Public Hearing - Ordinance 3104 to rezone property owned by Calumet Montana Refining, LLC generally located south of 3<sup>rd</sup> St NW and north of 17<sup>th</sup> Ave NE.

**From:** Jana Cooper, RLA, Planner II, Planning and Community Development

**Initiated By:** Calumet Montana Refining, LLC, Property Owners

**Presented By:** Craig Raymond, Interim Director of Planning and Community Development

**Action Requested:** City Commission adopt Ordinance 3104.

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**Public Hearing:**

1. Mayor conducts public hearing, calling three times each for proponents and opponents.
2. Mayor closes public hearing and asks the will of the Commission.

**Suggested Motions:**

1. Commissioner moves:  

“I move that the City Commission (adopt/deny) Ordinance 3104.”
  2. Mayor calls for a second, discussion, and calls for the vote.
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**Recommendation:** Calumet Montana Refining (Calumet) has requested rezoning of their property generally located south of 3<sup>rd</sup> Street Northwest/ Smelter Avenue Northeast and north of 17<sup>th</sup> Avenue Northeast, legally described in the attached legal description (Exhibit A-Legal Description) and herein referred to as subject property. At the conclusion of a public hearing held March 12, 2013, the Zoning Commission made a 4-1 recommendation to approve the rezoning of the subject property from C-2 General Commercial to PUD – Planned Unit Development. Public Notice for the Zoning Commission Public Hearing was published in the *Great Falls Tribune* on February 24, 2013. Thirteen citizens spoke at the public hearing, three in favor of the request, eight opposed and two with general comments. Staff recommends approval of the proposed rezoning of the subject property.

Ordinance 3104 to rezone the subject property was accepted by the City Commission on first reading on April 16, 2013. Notice of Public Hearing before the City Commission for the rezoning was published in the *Great Falls Tribune* on April 21, 2013.

**Background:** In October, 2012 the applicant, Calumet, applied to rezone multiple properties they own to I-2 Heavy Industrial. This request was taken through the public hearing process with City Commission ultimately voting to approve rezoning of some of the properties to I-2 Heavy Industrial. City Commission remanded the matter of rezoning the remaining subject property back to the Zoning Commission, with a recommended zoning of PUD – Planned Unit Development with I-2 as the underlying zoning district.

The subject property comprises a portion of the former Westgate Mall site (Exhibit B-Aerial Photo). In addition to the rezoning request, Calumet requested the conditions of approval for a previously approved Amended Plat be modified in order to clarify requirements (Exhibit F-Draft Amended Plat). The City Attorney has reviewed the request to amend the conditions of approval and has determined the conditions cannot be modified because State Statute does not permit conditional zoning and the previously approved Development Agreement (Exhibit D-Development Agreement) should remain in place.

#### Rezoning Request

Calumet is requesting rezoning of ±15.05 acres from C-2 General Commercial to PUD - Planned Unit Development in order to utilize and potentially expand their existing operations located to the east of the subject property.

The subject property was previously the site of the Westgate Mall, which was established in the late 1960s but declined for many years before being purchased by Montana Refining Company (MRC) in November 2011. Calumet acquired MRC in the fall of 2012. Calumet is currently using a portion of the former shopping center building for temporary office space and storage. Calumet is requesting the rezoning in order to fully utilize the building for bulk dry material warehousing which is not permitted in the C-2 zoning district.

The rezoning request is related to the southern portion of the former Westgate Shopping Center site (proposed Lot 5 of the Amended Plat). The northerly ±300-500 feet of the site adjacent to 3rd Street Northwest and Smelter Avenue Northeast will retain C-2 zoning. Calumet does not have immediate plans for the northerly portion of the site, but they are reviewing options and costs for future commercial development that would accommodate retail, restaurants and/or other commercial uses commonly found along C-2-zoned corridors such as 10th Avenue South (Exhibit G-Calumet Conceptual Site Plan).

In addition, Calumet has committed to constructing a minimum 8-foot high wall with a minimum 15-foot-wide planted landscape buffer where permanent outside industrial uses abut non-industrial uses to the north of the subject property, to help mitigate some of the impacts of future industrial development. This will serve to screen industrial areas from 3rd Street Northwest resulting in a more attractive and active commercial corridor.

Staff has developed a PUD Zoning Ordinance, which will limit the uses on the subject property (Exhibit C-Ordinance 3104). Key items of the Ordinance include:

The uses on the subject property shall be limited to those accessory to the production and manufacturing of petroleum fuels or petrochemicals. Development on the subject property shall conform to the Development Standards prescribed in Title 17, City Code, for I-2 Heavy industrial zoning, except that the height of buildings, structures or

accessory buildings and structures shall not exceed 60 feet. Stacks necessary for venting combustion products shall be permitted at Montana Department of Environmental Quality required heights. Permanent outside uses shall be adequately screened, including an 8-foot wall, from adjacent properties zoned C-2 General Commercial and located on the north side of the Subject Property.

Processing facilities or units for the manufacturing of petroleum fuels or petrochemicals are not permitted with the following exceptions:

1. Structures used for the storage of petroleum, petroleum products, petroleum fuels, asphalts or petrochemicals. Structures shall not exceed a height of 60 feet above grade.
2. Structures used for the storage or warehousing of materials or equipment required in the processing or manufacturing of petroleum products, asphalts or petrochemicals. Structures shall not exceed a height of 35 feet above grade.
3. The equipment or activities required for the receiving, shipping, blending or compounding of petroleum, petroleum products, petroleum fuels, asphalts or petrochemicals.
4. The equipment or activities required to maintain the quality or temperature for the receiving or shipping of petroleum, petroleum products, petroleum fuels, asphalts or petrochemicals.
5. Any equipment or activities required for the maintenance or the improvement of air or water quality.

#### Zoning Analysis

The basis for decision on zoning map amendments is listed in the Land Development Code 17.16.40.030. The recommendation of the Planning Advisory Board/ Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria. A full zoning analysis is attached as Exhibit E-Zoning Analysis.

- The amendment is consistent with and furthers the intent of the City's growth policy.
- The amendment is consistent with and furthers adopted neighborhood plans, if any.
- 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 code with the amendment is internally consistent.
- The amendment is the least restrictive approach to address issues of public health, safety, and welfare.
- The City has or will have the financial and staffing capability to administer and enforce the amendment.

#### Improvements

The streets adjacent to the subject property are built to City standards with paving curb and gutter. There are sanitary sewer mains, water mains and storm sewer mains located in the adjacent roadways which serve the subject property. No improvements to these facilities will be required as a part of this request. Calumet has committed to providing the City a storm drain easement through the property in order to accommodate a new storm sewer main. The proposed easement and main will serve to relieve a greater stormwater problem in the surrounding area.

The roadways within the previously approved Amended Plat shall be private roadways, maintained by the property owner. Internal, private roadways shall be approved by the Public

Works Department prior to installation. Calumet shall create a property owners association, before any lot is sold within the Amended Plat, which is responsible for installation and maintenance of all private roadways, shared pedestrian facilities, shared landscaping, shared stormwater management improvements and related traffic control within the area of the Amended Plat.

The property proposed for rezoning and the properties to be included in the amended plat are currently served by public roadways. 17th Avenue Northeast currently carries little traffic, and has sufficient capacity to accommodate the traffic anticipated to be generated by industrial uses that may be developed on the property proposed for PUD rezoning. In addition, an overall reduction in traffic can be expected, since the change in use would go from a high-traffic retail shopping complex to a low-traffic industrial site.

The development of additional commercial/retail sites along 3rd Street Northwest would attract additional traffic, but can be adequately served by the major arterial roadway. Internal private roadways will provide access to the commercial developments, and any new or modified accesses from 3rd Street Northwest will require approval from the Montana Department of Transportation.

There are no development plans at this time for the subject property. At such time as development occurs on the site, the owner shall provide plans to the City's Public Works Department to determine if a stormwater management plan is necessary. The applicant shall provide a plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to development of the site.

Calumet has committed to providing a public easement and construction of a bike/pedestrian path through the subject property that will connect to 4th Street Northeast at such time as development occurs on the site (Exhibit I-Proposed River's Edge Trail Alignment). The construction of a connection to River's Edge Trail would be of benefit to the bike and pedestrian network.

It should be noted that non-public buildings or structures built within the existing and proposed Calumet site are not subject to permits or review by the City.

**Concurrences:** Representatives from the City's Public Works, Park and Recreation and Fire Departments have been involved throughout the review and approval process for this project.

**Fiscal Impact:** Providing services is expected to be an increased cost to the City (Exhibit H-Fire Memo). The City could see an increase in tax revenues if improvements are made to the property.

**Alternatives:** If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.

**Attachments/Exhibits:**

- Exhibit A – Legal Description
- Exhibit B – Aerial Photo
- Exhibit C – Ordinance 3104
- Exhibit D – Development Agreement
- Exhibit E – Zoning Analysis
- Exhibit F – Draft Amended Plat
- Exhibit G – Calumet Conceptual Site Plan

Exhibit H – Fire Memo  
Exhibit I – Proposed River’s Edge Trail Alignment

Cc: Jim Rearden, Public Works Director  
Dave Dobbs, City Engineer  
Patty Cadwell, Neighborhood Council Coordinator  
Randy McCamley, Fire Chief  
Dexter Busby, Calumet Montana Refining, [dbusby@montanarefining.com](mailto:dbusby@montanarefining.com)  
Anthony Houtz, CTA, [anthonyh@ctagroup.com](mailto:anthonyh@ctagroup.com)  
John Juras, TD&H Engineering, 1200 25<sup>th</sup> Street South, Great Falls, Mt 59405

## **Exhibit A – Legal Description**

Proposed Lot 5 of the Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition. A Tract of Land Located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana, herein referred to as subject property.

# Exhibit B - Aerial Photo



- - - - - City Limits
- Parcels
- Calumet Rezoning Area
- Calumet Amended Plat Area
- Other Calumet Owned Property



Exhibit C

ORDINANCE 3104

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO PROPOSED LOT 5 OF THE AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8, AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF THE TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1 BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION. A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 3 & 4 OF SECTION 1, AND GOVERNMENT LOT 1 OF SECTION 2, T20N, R3E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA. (ADDRESSED AS 1807 3<sup>rd</sup> St NW)

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WHEREAS, the subject property is legally described as proposed Lot 5 of the Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition. A Tract of Land Located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana and additionally described as a portion of 1807 3<sup>rd</sup> St NW, herein referred to as "Subject Property" and owned by Calumet Montana Refining (Calumet); and,

WHEREAS, in 2005 the City of Great Falls completed a City-wide rezoning wherein the Subject Property was zoned C-2 General commercial; and,

WHEREAS, Calumet has petitioned the City of Great Falls to rezone the subject property to I-2 Heavy Industrial district; and,

WHEREAS, The Great Falls City Commission took action to rezone adjacent properties to I-2 Heavy industrial at a Public Hearing held on February 5, 2013; and,

WHEREAS, the Great Falls City Commission at said meeting requested that the Subject Property be assigned a zoning classification of PUD-Planned unit development; and,



WHEREAS, the owner, Calumet, has petitioned the City of Great Falls to rezone said property, to PUD-Planned unit development district classification; and,

WHEREAS, the Zoning Commission recommended the City Commission approve the rezoning of the Subject Property from C-2 General commercial to PUD – Planned Unit Development at a Public Hearing held on March 12, 2013; and,

WHEREAS, notice was published in the *Great Falls Tribune* advising that a public hearing on the proposed zoning map amendment would be held on the 7<sup>th</sup> day of May, 2013, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation be made.

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

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning classification of proposed Lot 5 of the Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition (A Tract of Land located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana) be designated as PUD-Planned unit development district, as defined:

The uses on the Subject Property shall be limited to those accessory to the production and manufacturing of petroleum fuels or petrochemicals. Development on the subject property shall conform to the Development Standards prescribed in Title 17, City Code, for I-2 Heavy industrial zoning, except that the height of buildings, structures or accessory buildings and structures shall not exceed 60 feet. Stacks necessary for venting combustion products shall be permitted at Montana Department of Environmental Quality required heights. Permanent outside uses shall be adequately screened, including an 8-foot wall, from adjacent properties zoned C-2 General Commercial and located on the north side of the Subject Property.

Processing facilities or units for the manufacturing of petroleum fuels or petrochemicals are not permitted with the following exceptions:

1. Structures used for the storage of petroleum, petroleum products, petroleum fuels, asphalts or petrochemicals. Structures shall not exceed a height of 60 feet above grade.
2. Structures used for the storage or warehousing of materials or equipment required in the processing or manufacturing of petroleum products, asphalts or petrochemicals. Structures shall not exceed a height of 35 feet above grade.
3. The equipment or activities required for the receiving, shipping, blending or compounding of petroleum, petroleum products, petroleum fuels, asphalts or petrochemicals.
4. The equipment or activities required to maintain the quality or temperature for the receiving or shipping of petroleum, petroleum products, petroleum fuels, asphalts or petrochemicals.
5. Any equipment or activities required for the maintenance or the improvement of air or water quality.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition. A Tract of Land Located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading April 16, 2013.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading May 7, 2013.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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David L. Nielsen, Interim City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3104 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;  
On the Bulletin Board, first floor, Cascade County Court House;  
On the Bulletin Board, Great Falls Public Library

(CITY SEAL)

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Lisa Kunz, City Clerk

Exhibit D

**DEVELOPMENT AGREEMENT  
FOR THE AMENDED PLAT OF LOTS 1-3 OF  
THE AMENDED PLAT OF LOT 1, BLOCK 1,  
THIRD SUPPLEMENT TO RIVERVIEW  
TRACTS AND TRACTS 1-A AND 2 OF THE  
AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4,  
RIVERVIEW TRACTS AND TRACT 5-A OF  
THE AMENDED PLAT OF TRACTS 5, 6, 7, 8,  
AND 9, RIVERVIEW TRACTS, AND TRACT 3  
OF THE AMENDED PLAT OF THE TRACTS  
1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND  
LOT 1 BLOCK 1, OF THE AMENDED PLAT  
OF LOT 1, BLOCK 1, OF THE AMENDED  
PLAT OF BLOCK 1, FOURTH SUPPLEMENT  
TO RIVERVIEW TRACTS, AND TRACTS 10-  
13 OF THE RIVERVIEW TRACTS ADDITION.  
A TRACT OF LAND LOCATED IN  
GOVERNMENT LOTS 3 & 4 OF SECTION 1,  
AND GOVERNMENT LOT 1 OF SECTION 2,  
T20N, R3E, P.M.M., CITY OF GREAT FALLS,  
CASCADE COUNTY, MONTANA.**

1. PREFACE

The following is a binding Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013, between CALUMET MONTANA REFINING, 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 filing the Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of

the Riverview Tracts Addition. A Tract of Land Located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana, hereinafter referred to as "Subject Property."

2. PRIOR AND CURRENT ACTIONS

- A. The Planning Advisory Board, on November 13, 2012, recommended the City Commission approve the Amended Plat of the Subject Property subject to ten (10) conditions of approval being met.
- B. City Commission will hold a public hearing to approve or deny the Amended Plat on January 15, 2013.

3. SUPPORTING DOCUMENTS

Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition. A Tract of Land Located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana, prepared by Thomas Dean & Hoskins (TD&H), and filed of record in the Clerk and Recorder's Office of Cascade County, Montana on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
Document Number: \_\_\_\_\_

4. FEES AND CHARGES

- A. Owner has paid fees totaling \$1,300.00 for the processing the rezoning (\$700.00) and Amended Plat (\$600.00) application for the Subject Property. In addition, the Owner shall pay recording fees for the Development Agreement totaling (\$11 per page x 6 pages) \$66.00.
- B. Water tapping, water connection, sewer service tapping, and sewer connection fees will be assessed at the time of installation.
- C. The absence of any fee from this agreement lawfully charged by the City in connection with construction activity associated with Project shall not constitute a waiver by the City.

5. UNFORESEEN POTENTIALITIES

It is mutually recognized, understood and agreed by City and Owner that subsequent to the time this agreement was entered into, events may occur and actions may be taken which were unforeseen by either party or both parties hereto. In this perspective, it is, therefore, agreed that the parties may by mutual subsequent agreement modify the terms, conditions and covenants of this Agreement.

6. CONDITIONS OF APPROVAL

Owner agrees to complete, the conditions of approval associated with the Amended Plat of the Subject Property as listed below and in accordance with standards of City. For the

purposes of this agreement “development” will be considered any excavation, construction of new structures, expansion of existing structures, installation of utilities, stormwater management systems or placement of a structure upon a portion of or part of the parcel herein described.

- A. The Amended Plat of the Subject Property shall incorporate corrections of any errors or omissions noted by staff.
- B. Owner shall provide a continuous decorative wall where an industrial use on Lot 5 of the Amended Plat abuts a non-industrial use, excluding necessary access points, to mitigate negative impacts to neighboring properties. The wall shall be 8-12 feet tall and be 100% opaque. The wall shall be installed at such time as any new development occurs within any area of the Amended Plat.
- C. The Subject Property shall conform to the Land Development Code 17.44.4 Design Standards for Industrial Buildings, including buffer and screening between uses. Where an industrial use abuts a non-industrial use, a minimum 15-foot landscape buffer shall be provided along the shared property line. In addition, to help mitigate the effects of the subdivision, Owner shall install and maintain at least one canopy or evergreen tree for each thirty-five (35) lineal feet of frontage in the 15-foot buffer adjacent to non-industrial uses. The landscaping/buffer shall be installed at such time as any new development occurs within any area of the Amended Plat.
- D. Owner shall submit all proposed development plans to the City for applicable code review (including, but not limited to zoning and landscaping) at such time as development occurs on the Subject Property.
- E. Owner shall provide a 15-foot wide bicycle and pedestrian easement from Smelter Ave NE to 4th St NE per conceptual drawings on file at the Planning and Community Development Office. Owner shall construct a 10-foot paved trail on this easement at such time that development occurs on the Subject Property.
- F. Owner shall conform to all EPA, federal, state and local codes related to owning and operating a refinery.
- G. Owner shall provide a storm drain easement across the Subject Property from Smelter Ave NE to 17th Ave NE. The size and location of said easement shall be approved by Public Works prior to final approval of the Amended Plat.
- H. At such time as development occurs on the site the Owner shall provide plans to the City’s Public Works department to determine if a stormwater management plan is necessary. If necessary the Owner shall provide a plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to development of the Subject Property.
- I. All roadways within the Subject Property shall be private roadways, maintained by the Owner. Internal, private roadways and associated sidewalks and traffic control shall be approved by the Public Works Department prior to installation and shall include sidewalks where appropriate. Owner shall create a property owners association, before any lot is sold within the Subject Property, which is responsible for installation and maintenance of all private roadways, sidewalks and traffic control devices within the Subject Property.

- J. Owner shall work with Montana Department of Transportation on the number and location of private access driveways from 3rd St NW and Smelter Ave.
- K. Owner shall be responsible for any damage caused to 6th St NE and 17th Ave NE due to the movement of heavy equipment or vehicles across these roadways at no cost to the City.

7. SOIL AND/OR GROUNDWATER CONDITIONS

The Owner of the Subject Property shall indemnify, hold harmless and defend the City of Great Falls, its officers, agents, servants and employees and assigns from and against all claims, debts, liabilities, obligations and costs including reasonable attorney fees, that arise from, result from or relate to adverse soil or groundwater conditions on the Subject Property. This indemnity obligation runs with the land. Upon the transfer of ownership of the Subject Property, the prior Owner's (whether the Owner that made this development agreement or a subsequent owner) indemnity obligation for adverse soil or adverse groundwater conditions for the transferred property is released and the indemnity obligation runs to the new owner of the property. Only the owner of the parcel of property with the adverse conditions at the time the City incurs the claim, debt, liability, obligation or cost is obligated to indemnify and no owner of Subject Property is obligated to indemnify for adverse conditions on property owned by someone else.

This indemnification by the Owner of the Subject Property shall apply unless such damage or injury results from the negligence, gross negligence or willful misconduct of the City.

8. MAINTENANCE DISTRICTS

Owner waives its right to protest the lawful creation by City of maintenance districts for any proper purpose including, but not limited to, fire hydrant, street maintenance and street lighting and shall pay the proportionate share of the costs associated with said maintenance districts as they may be applied to the Subject Property.

9. FUTURE STORM DRAINAGE FACILITIES

Owner hereby agrees to waive right to protest any future area wide special improvement district for storm drainage facilities and further agrees to pay for proportionate share of any future storm drainage improvements which service Subject Property that may be installed with or without an area wide special improvement district. The term "area wide" as used herein, means any area larger than that covered by Subject Property which is a contributor to the drainage sub-basin of which Subject Property is a part.

10. FUTURE ROADWAY IMPROVEMENTS

Owner, hereby agrees to waive right to protest creation of any future special improvement district for the Subject Property and further agrees to pay when deemed necessary by the City for proportionate share of said roadway improvements, including sidewalk, that may be installed with or without a special improvement district.

11. PUBLIC ROADWAY LIGHTING

Owner, hereby agrees to waive its right to protest any future special lighting district for public roadway lighting facilities that service Subject Property, and further agrees to pay

for proportionate share of the costs associated with roadway lighting which service Subject Property that may be installed with or without a special lighting district.

12. CITY ACCEPTANCE AND ZONING

In consideration of the foregoing, City hereby accepts and approves the zoning of the Subject Property with an assigned zoning classification of C-2 General commercial to Lots 1-4, 6 and 7 and I-2 Heavy industrial to Lot 5 of the Amended Plat. It is hereby understood that the preceding language regarding zoning of lots in the Subject Property does not preclude City from reclassifying lots if an area wide reclassification is undertaken, in which event City agrees to reclassify said lots as a conforming use.

13. 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.

**CITY OF GREAT FALLS**

Party of the First Part

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

ATTEST:

\_\_\_\_\_  
Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

\_\_\_\_\_  
David L. Nielsen, Interim City Attorney



OWNER

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

Dexter Busby, Director, Government and Regulatory Affairs  
Calumet Montana Refining, LLC

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, a Notary Public in and for the State of Montana, personally appeared Dexter Busby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year certificate first above written.

(NOTARIAL SEAL)

\_\_\_\_\_  
Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission Expires: \_\_\_\_\_, 20\_\_\_\_\_

OWNER

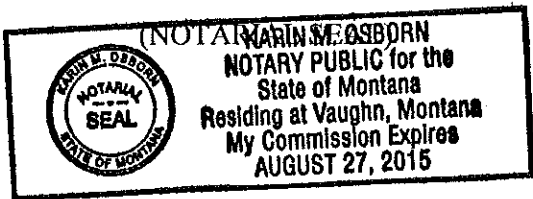
By: Dexter Busby  
Dexter Busby, Director, Government and Regulatory Affairs  
Calumet Montana Refining, LLC

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

On this 2nd day of January, 2013, before me, a Notary Public in and for the State of Montana, personally appeared Dexter Busby, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year certificate first above written.

Marin M. Osborn  
Notary Public for the State of Montana  
Printed Name: Marin M. Osborn  
Residing at: Vaughn, Montana  
My commission Expires: August 27, 2015



## **Exhibit E – Zoning Analysis**

The basis for decision on zoning map amendments is listed in the Land Development Code 17.16.40.030. The recommendation of the Planning Advisory Board/ Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

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

The proposed rezoning is compatible with some portions of the 2005 Growth Policy. Plan Elements related to the proposed rezoning include:

- Economic Development Goals:
  - Attract new businesses and support expansion of existing businesses that tend to raise the median income level.
  - Encourage businesses and industries that will utilize existing infrastructure.
- Land Use Policy:
  - Infill Development - The pattern of land use and development in the Great Falls area should be consolidated and focused to prevent sprawl, encourage compatible infill and redevelopment, preserve valuable open space, and promote the most cost-effective utilization of City services and infrastructure. It should be a mix of interdependent, compatible, and mutually supportive land uses. The land use pattern should contribute to self-containment, promote compact pedestrian-oriented development, and reduce the dependence on private automobile.

The proposed rezoning meets the above stated goals and policies of the Growth Policy. The oil refinery has been located in Great Falls for 90 years. The refinery was developed in the early 1920s in an otherwise undeveloped area outside the city. Over time the city expanded and grew to surround the refinery.

### **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 3. Calumet presented the rezoning request to the Neighborhood Council on October 4, 2012. Comments from the Council included concerns about expanding refining operations related to air quality, visual impacts and lack of a development plan for the subject property. The Council did not vote for or against the project at that meeting.

Updated information was provided to the Council on March 7, 2013, the representative was not able to definitively answer the questions of the Council, so Ms. Cadwell, Neighborhood Council Coordinator, provided the staff report to Council members, Monday, March 11, 2013. The Council commented that there was a meeting held on December 6, 2012, where the Council reconsidered the request and voted against supporting the project. Their concerns remained similar to the original comments. There was no other public comment received, since the City Commission meeting on February 5, 2013.

### **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 amendment is consistent with portions of other planning documents adopted by the City Commission given the existing development pattern and historic uses in the area.

The Transportation Plan established the following policy: "Pedestrian and bicycle facilities should be linked when... reviewing land development proposals. Developers should be required to install paths that connect to the bikeway system recommended in the Bikeway Facilities Plan." To that end, Calumet has committed to providing a public easement and constructing a bike and pedestrian connection to River's Edge Trail through the subject property that will connect to 4th St NE. The construction of a segment of a bike/ped path and key connections made to the trail system would be of major benefit to the bike and

pedestrian network. This connection will be in lieu of the required sidewalk on one side of the proposed private roadways.

The Missouri River Urban Corridor Plan (MRUCP) adopted in 2004 focuses on protecting water quality and the natural shoreline of the Missouri River as well as promoting recreational use of the river and land uses that are sensitive to the riverfront. Creating more industrial land in the vicinity of the river is not what is envisioned in the MRUCP, but as previously mentioned, the refinery has operated in its current location for 90 years and has no plans to relocate or discontinue operations in this location.

The MRUCP lists the refinery site as a medium priority superfund site and concludes that such sites will be deterrents to future development and redevelopment until they are remediated. The MRUCP also states that industrial uses tend to discourage major investment in other, more sustainable and economically beneficial land uses like commercial, residential, and office that would otherwise be attracted to the riverfront. In addition, the MRUCP envisions a transition of the river corridor from a center of heavy industry to a mix of land uses more relevant to the Great Falls of today and more sustainable for the future.

While the expansion of industrial uses to include the former Westgate Mall may be seen as inconsistent with the MRUCP, the proposal to redevelop the northern portion of the former Westgate Mall site along 3rd Street Northwest with commercial/retail uses does meet the purpose and intent of the MRUCP in that it will improve the view corridor from the 3rd Street Northwest and Smelter Avenue rights-of-way and promote a mix of land uses more relevant to the Great Falls of today and more sustainable for the future. As viewed from across the river, the former Westgate Mall site lies behind other buildings that are closer to the riverfront and is at a lower elevation than the surrounding properties. The site also lies behind Sacajawea Island as viewed from many perspectives, including downtown. However, if storage tanks or any other tall structures were built on the site, that development would be visible from some areas across the river as well as from higher elevations north of the site. The proposed PUD Zoning Ordinance limits the height of storage tanks to 60 feet above grade and limits the uses on the subject property to those accessory to the production and manufacturing of petroleum fuels or petrochemicals.

While the MRUCP envisions different development patterns in the future for the Missouri River corridor, Calumet is an existing industrial business that has been in operation at its current location for many years and has no plans to relocate. The property proposed for rezoning is not technically riverfront, but, should redevelopment occur in the future, an expansion of heavy industrial uses could have significant impacts.

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

The proposed rezoning is a map amendment which is consistent with the applicable code.

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

The previous use of the subject property as a shopping center was a legal conforming use, but the building and site have deteriorated over time and contain a variety of nuisances. Calumet has begun cleanup on the site including removing asbestos, securing the buildings electrical distribution and installing lighting, correcting the deficiencies in the fire protection system, removing walls and converting about 40% of the building into useful warehouse space and removing a derelict building on the site. Calumet has also done routine weed removal and removed several truck loads of junk from the site. The derelict building was infested with vermin and the basement had approximately 4 feet of stagnant water that has been remediated. All of these improvements have been to the benefit of the public health, safety and welfare.

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

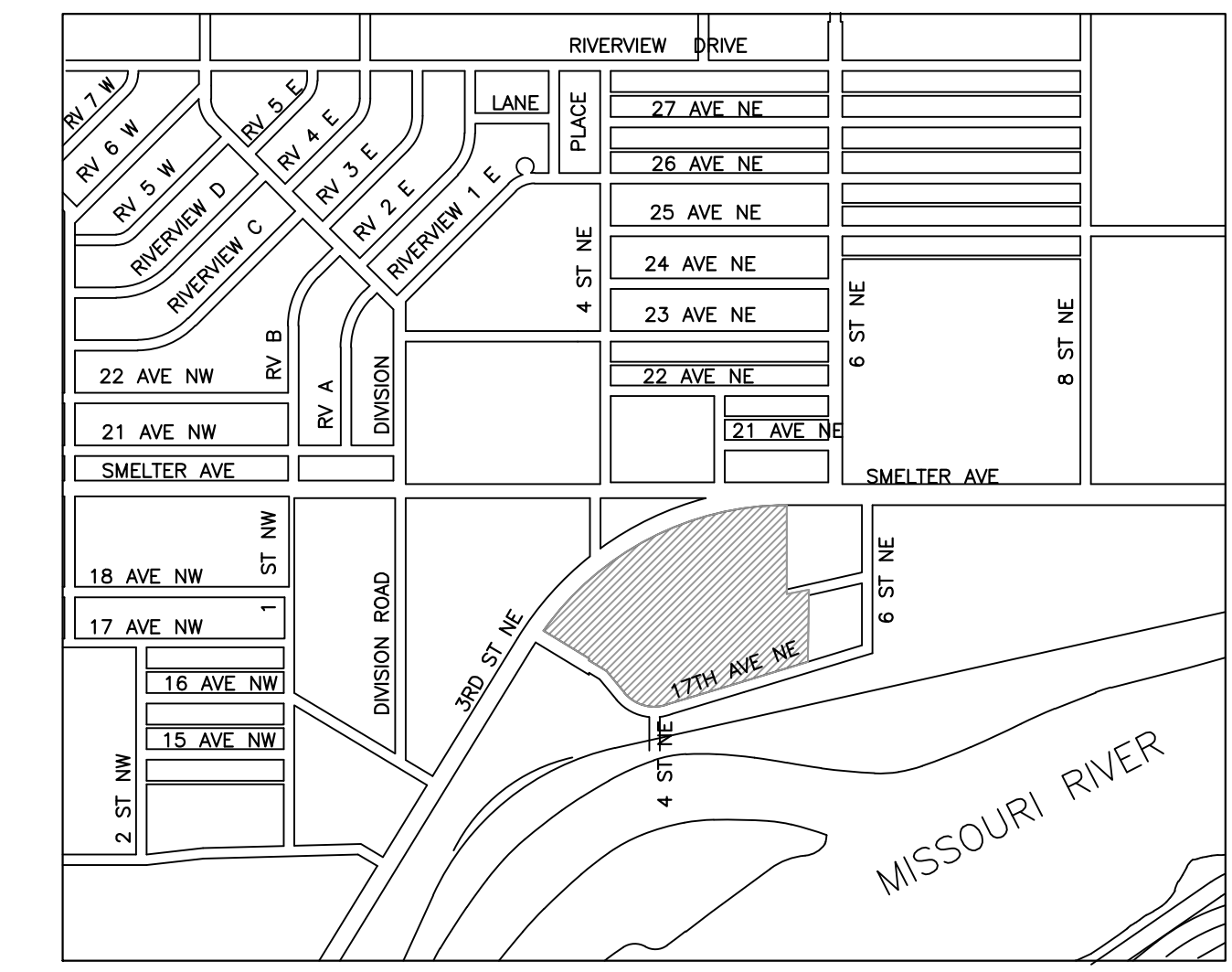
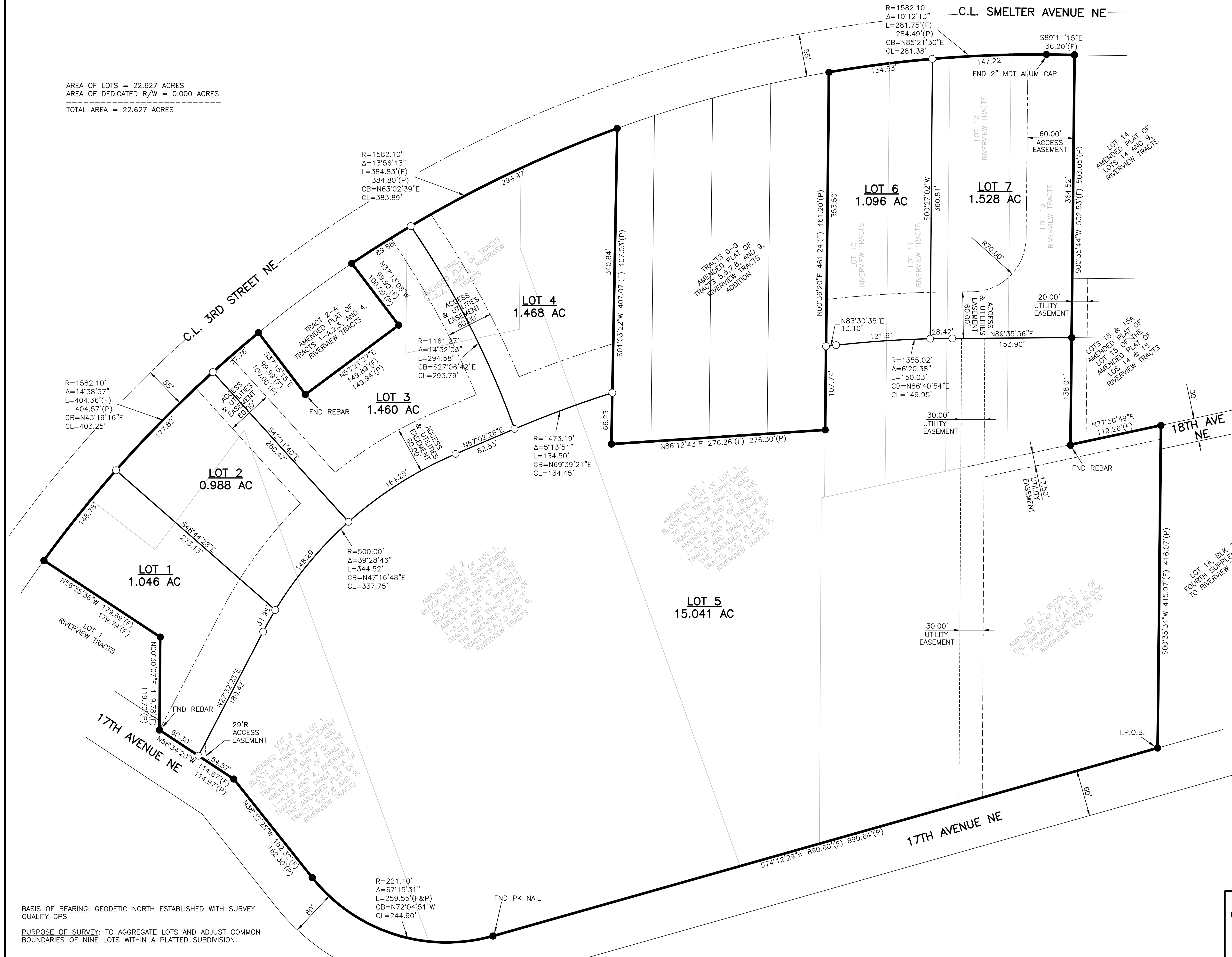
The rezoning will not have a financial impact and there is adequate staffing to administer and enforce the amendment.

AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION.

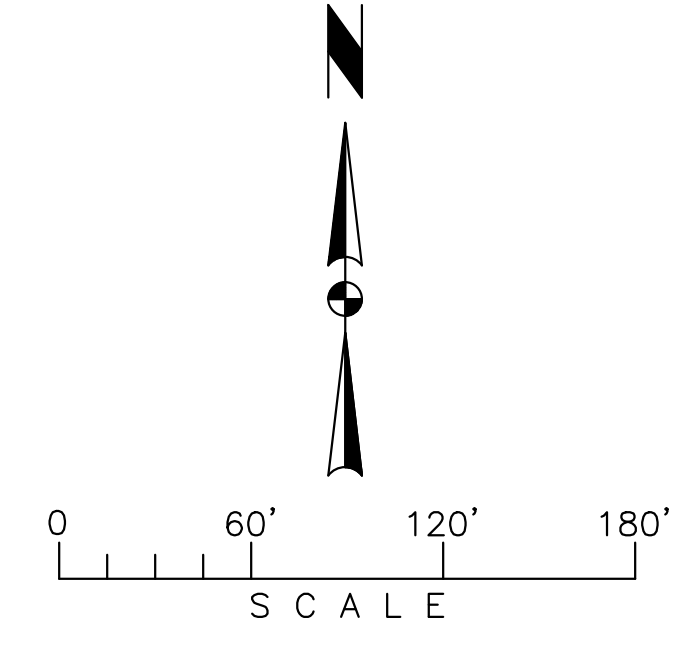
A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 3 & 4 OF SECTION 1, AND GOVERNMENT LOT 1 OF SECTION 2, T20N, R3E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

LAND OWNER: MONTANA REFINING COMPANY INC.

AREA OF LOTS = 22.627 ACRES  
AREA OF DEDICATED R/W = 0.000 ACRES  
TOTAL AREA = 22.627 ACRES



VICINITY MAP



LEGEND

- SUBDIVISION BOUNDARY ———
- FOUND PROPERTY MONUMENT — REBAR WITH YPC UNLESS NOTED OTHERWISE ●
- SET PROPERTY MONUMENT — 5/8" REBAR & 15625LS YPC ○
- EXISTING EASEMENT LINE - - - - -
- NEW EASEMENT LINE - · - - - -
- PREVIOUS LOT LINE ———
- NEW LOT LINE ———
- FIELD MEASUREMENT (F)
- PLATTED MEASUREMENT (P)

BASIS OF BEARING: GEODETIC NORTH ESTABLISHED WITH SURVEY QUALITY GPS  
PURPOSE OF SURVEY: TO AGGREGATE LOTS AND ADJUST COMMON BOUNDARIES OF NINE LOTS WITHIN A PLATTED SUBDIVISION.

SHEET 1 OF 2

<b>TD&amp;H</b>	DRAWN BY: DRK	DATE: 10/12	QUALITY CHECK: JPJ
	SURVEYED BY: DRK	JOB NO. 12-091	FIELDBOOK
<b>THOMAS, DEAN &amp; HOSKINS, INC.</b>			
ENGINEERING CONSULTANTS			
GREAT FALLS-BOZEMAN-KALISPELL-HELENA		MONTANA	
SPOKANE		WASHINGTON	
LEWISTON		IDAHO	

J:\2012\12-091 MRC Weingate\SURVEY\12-091 PLAT.dwg - 12/31/2012 1:21:35 PM, MMC

AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION.

A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 3 & 4 OF SECTION 1, AND GOVERNMENT LOT 1 OF SECTION 2, T20N, R3E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA  
LAND OWNER: MONTANA REFINING COMPANY INC.

CERTIFICATE OF OWNERSHIP

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, blocks, and easements as shown by this plat hereunto included, the following described tract of land to wit:

A tract of land being Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8 and 9, Riverview Tracts, and Tract 3 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1, Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition, located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, Township 20 North, Range 3 East, P.M.M., City of Great Falls, Cascade County, Montana and being more particularly described as follows:

Beginning at the Southeast Corner of Lot 1, Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, being a point on the Northerly right-of-way of 17th Avenue NE; thence South 74°12'29" West along said Northerly right-of-way, a distance of 890.60 feet; thence along said Northerly right-of-way on a non-tangent curve to the right, having a Chord Bearing of North 72°04'51" West, a Chord Length of 244.90 feet, a Radius of 221.10 feet, a Delta Angle of 67°15'31", and an Arc Length of 259.55 feet; thence North 38°32'25" West along said Northerly right-of-way, a distance of 162.32 feet; thence North 56°34'20" West along said Northerly right-of-way, a distance of 114.87 feet to the Westerly corner of Lot 3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8 and 9, Riverview Tracts; thence North 00°30'07" East along the Westerly line of said Lot 3, a distance of 119.78 feet; thence North 56°35'36" West along said Westerly line, a distance of 179.69 feet to the Southerly right-of-way of 3rd Street NE; thence along said Southerly right-of-way on a non-tangent curve to the right, having a Chord Bearing of North 43°19'16" East, a Chord Length of 403.25 feet, a Radius of 1582.10 feet, a Delta Angle of 14°38'37", and an Arc Length of 404.36 feet to the Northwest Corner of Tract 2-A of the Amended Plat of Tracts 1-A, 2, 3, and 4, Riverview Tracts; thence South 37°15'15" East along the Westerly line of said Tract 2-A, a distance of 99.99 feet; thence North 53°21'27" East along the Southerly line of said Tract 2-A, a distance of 149.89 feet; thence North 37°13'08" West along the Easterly line of said Tract 2-A, a distance of 99.99 feet to the Southerly right-of-way of 3rd Street NE; thence along said Southerly right-of-way on a non-tangent curve to the right, having a Chord Bearing of North 63°02'39" East, a Chord Length of 383.89 feet, a Radius of 1582.10 feet, a Delta Angle of 13°56'13", and an Arc Length of 384.83 feet to the Northwest Corner of Tracts 6-9 of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts Addition; thence South 01°03'22" West along the Westerly line of said Tracts 6-9, a distance of 407.07 feet; thence North 86°12'43" East along the Southerly line of said Tracts 6-9, a distance of 276.26 feet; thence North 00°36'20" East along the Easterly line of said Tracts 6-9, a distance of 461.24 feet to the Southerly right-of-way of 3rd Street NE; thence along said Southerly right-of-way on a non-tangent curve to the right, having a Chord Bearing of North 85°21'30" East, a Chord Length of 281.38 feet, a Radius of 1582.10 feet, a Delta Angle of 10°12'13", and an Arc Length of 281.75 feet; thence South 89°11'15" East along said Southerly right-of-way, a distance of 36.20 feet to the Northeast Corner of Lot 13, Riverview Tracts; thence South 00°35'44" West along the Easterly line of said Lot 13, a distance of 502.53 feet to the Northerly line of Lot 1, Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts; thence North 77°56'49" East along said Northerly line, a distance of 119.26 feet; thence South 00°35'34" West along the Easterly line of said Lot 1, a distance of 415.97 feet to the Point of Beginning and containing 22.627 acres.

The above described tract of land is to be known and designated as AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION, City of Great Falls, Cascade County, Montana. The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer services to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under, and across each as designated on this plat as "Utility Easement", to have and to hold forever.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_

MONTANA REFINING COMPANY INC.

State of Montana )  
: ss  
County of Cascade)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, \_\_\_\_\_, known to me to be the person who executed the Certificate of Dedication. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
(Notarial Seal)  
Notary Public for the State of Montana  
Residing at Great Falls, Montana  
My commission expires \_\_\_\_\_

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, \_\_\_\_\_, President of the City Planning Board of the City of Great Falls, Cascade County, Montana, and \_\_\_\_\_, Secretary of said City Planning Board, do hereby certify that the accompanying plat of AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION, has been submitted to the said City Planning Board for examination by them, and was found by them to conform to law, and was approved at their regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
President, Great Falls Planning Board

\_\_\_\_\_  
Secretary, Great Falls Planning Board

CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyon, City Manager of the City of Great Falls, Montana, do hereby certify that the accompanying plat of AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION, was duly examined and approved by the City Commission of the City of Great Falls, at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
City Manager, City of Great Falls, Montana

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, Jim Reardon, Public Service Director for City of Great Falls, Montana, do hereby certify that I have examined the accompanying plat of AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION, and the survey it represents, and find the same conforms to regulations governing the platting of lands, and to presently platted adjacent lands, as near as circumstances will permit, and I hereby approve the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_

\_\_\_\_\_  
Public Works Director, City of Great Falls, Montana

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, Gregory T. Doyon, City Manager for the City of Great Falls, Montana, do hereby certify that since the accompanying plat of AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION is a subdivision into parcels that are all nonresidential, the City Commission of the City of Great Falls, Montana, in accordance with Section 76-3-621(3)(c), M.C.A., dispensed with any park or playground requirements, during its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_

\_\_\_\_\_  
City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, Gregory T. Doyon, City Manager for the City of Great Falls, Montana, do hereby certify that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property, namely, the said facilities of the City of Great Falls, Montana, and this certificate is made pursuant to Section 76-4-124, M.C.A., thereby permitting the Clerk and Recorder of Cascade County, Montana, to record the accompanying plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_

\_\_\_\_\_  
City Manager - City of Great Falls, Montana

CERTIFICATE OF COUNTY TREASURER

I, Jamie Bailey, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying plat of AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION, and find that taxes in same have been paid for the last five years.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_

\_\_\_\_\_  
County Treasurer, Cascade County, Montana

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Professional Land Surveyor, Montana Registration No. 15625LS, do hereby certify that I supervised the survey of this AN AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13 OF THE RIVERVIEW TRACTS ADDITION, and platted same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and Cascade County.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_

Daniel R. Kenczka, Montana Reg. No. 15625LS



BASIS OF BEARING: GEODETIC NORTH ESTABLISHED WITH SURVEY QUALITY GPS  
PURPOSE OF SURVEY: TO AGGREGATE LOTS AND ADJUST COMMON BOUNDARIES OF NINE LOTS WITHIN A PLATTED SUBDIVISION.

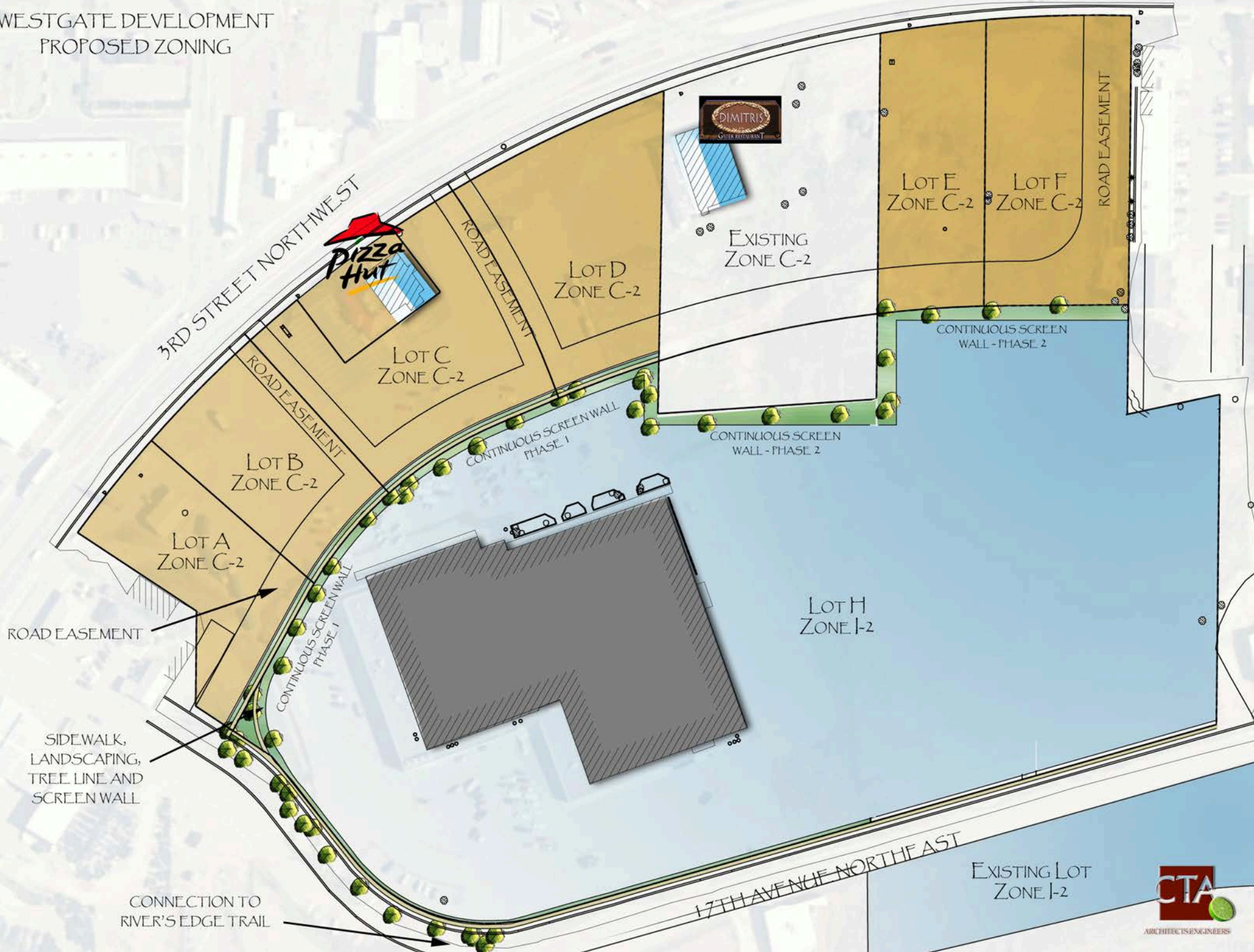
TD&H THOMAS, DEAN & HOSKINS, INC. ENGINEERING CONSULTANTS  
DRAWN BY: DRK DATE: 10/12 QUALITY CHECK: JPJ  
SURVEYED BY: DRK JOB NO. 12-091 FIELDBOOK  
GREAT FALLS-BOZEMAN-KALISPELL-HELENA MONTANA  
SPOKANE IDAHO

J:\2012\12-091 MRC Weingate\SURVEY\12-091 PLAT.dwg - 12/31/2012 1:36:57 PM, MMC

# WESTGATE DEVELOPMENT MASTERPLAN



# WESTGATE DEVELOPMENT PROPOSED ZONING







SCREEN WALL AND LANDSCAPING BUFFER

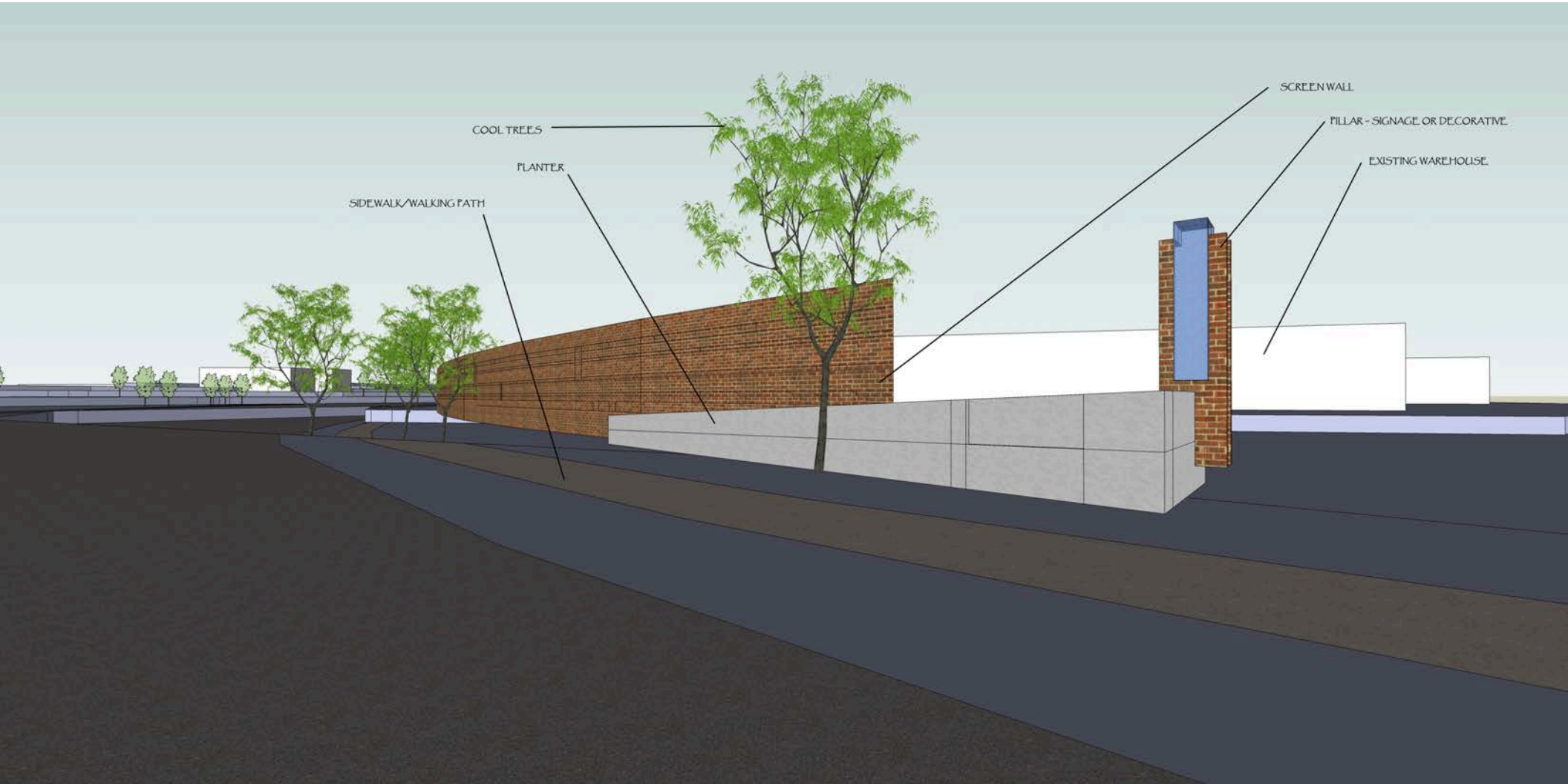
EXISTING WAREHOUSE

EXTENSION TO RIVER'S EDGE TRAIL

3RD STREET NW

17TH AVENUE NE

Exhibit G (4 of 4)





# GREAT FALLS FIRE RESCUE

105 9th Street South  
Great Falls, MT 59401

Phone: 406-727-8070  
Fax: 406-454-2454

## Exhibit H

Date: October 4, 2012

TO: Jana Cooper, Planning and Community Development

FR: Stephen A. Hester, Assistant Fire Chief

RE: *Comments; Rezoning of Montana Refining Company Westgate property – Lots 1-3 and a portion of Tracts 10-13 Riverview Tracts and Lot 1, Block 1, Fourth Supplement to Riverview Tracts, Section 1, T20N, R3E.*

Jana;

The following comments are based in information provided in the rezoning proposal for the property owned by the Montana Refinery Company (MRC) and for consideration in any future development of this property once re-zoned.

The request states this area would be rezoned for heavy industrial for the purpose of commercial storage in the old Westgate Mall building. This change in occupancy will require a safety inspection. Additionally, if hazardous materials were to be stored in the existing building or if motor carriers transporting hazardous materials were to be stored in the outside area there may be a greater hazard to adjoining properties if a spill, release or fire were to occur.

Additionally, the Cascade County Local Emergency Planning Committee (LEPC) under the Community Right to Know and Emergency Response requirements should receive a Tier II report from MRC that would be forwarded to the fire department. Also if hazardous materials were to be stored in this area, the city would require compliance with all International Fire Code requirements for the storage, use and dispensing of hazardous chemicals. (reference IFC Chapter 50, 53, & 57)

I am not sure if any of this pertains to the re-zoning request but I thought it important that future development will lead to greater community risk and was made a part of the record.

Signed;

Stephen A. Hester

# WESTGATE DEVELOPMENT MASTERPLAN

