Agenda #____9____
Commission Meeting Date: March 17, 2015
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Public Hearing – Resolution 10096 for a Conditional Use Permit to handle hazardous substances on Lots 3 and 4, AgriTech Park Addition, SW ¼ and SE ¼ of Section 34, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana, addressed as 6201 and 6301 18th Avenue North.

From: Garrett Norman, Planner I, Planning and Community Development

Initiated By: Helena Chemical Compnay

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

Action Requested: City Commission adopt Resolution 10096.

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 Motion:

1. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10096."

2. Mayor calls for a second, discussion, and calls for the vote.

Recommendation

At the conclusion of a public hearing held on February 24, 2015, the Zoning Commission recommended the City Commission approve the Conditional Use Permit for the handling of hazardous substances on the subject properties legally described above.

Notice of Public Hearing before the City Commission was published in the *Great Falls Tribune* on March 1, 2015.

Background

On October 2, 2012, the City Commission adopted Resolution 9993 for annexation and approved Ordinance 3097 to assign the PUD zoning classification to AgriTech Park Addition. The entire AgriTech Park measures roughly 196.549 acres, in which roughly 193.684 are proposed to be industrial lots. The remaining 2.865 acres is for the 67th Street North right-of-way. The subject properties measure approximately 23.42 acres. The applicant, Helena Chemical Company, is a national fertilizer company which has been in operation since 1957, and whose corporate

headquarters are located in Collierville, Tennessee. Their existing 5 Montana facilities (Havre, Laurel, 2 in Sidney, Glasgow) fall within their Western Business Unit, with regional offices located in Fresno, California.

Operation Plan

Helena Chemical will receive large quantities of dry and liquid fertilizer from rail and truck. At the proposed site, they will mix, blend, repackage, store, and redistribute large quantities of fertilizer to farmers across Montana. The type of product redistributed depends on the specific need from each individual farmer, meaning the blending ratio of fertilizer product will change to tailor the farmer's crop specific requirements. For further detail, Helena Chemical's operational statement for this proposed facility is attached to this report.

Conditional Use Permit

The AgriTech Park Addition is intended to accommodate those facilities that operate under a heavy industrial standard. Most of the facilities in the subdivision will likely not be required to obtain a Conditional Use Permit (CUP) prior to issuance of building permits. However, due to the proposed operation and the hazardous materials that will be used as part of Helena Chemical's operation, City staff has determined it is in the public's best interest for them to apply for a CUP.

Chapter 20 of Title 17 of the Official Code of the City of Great Falls (OCCGF) requires a Conditional Use process before permitting a use that handles hazardous materials, among other potentially dangerous or offensive activities. Specifically, Section 17.20.3.060 states, "a permitted land use that emits air contaminates or potentially offensive odors outside of the building, or that handles radioactive materials, hazardous substances, hazardous waste, or regulated substances shall be considered a conditional use in every circumstance." Taking the project through the CUP process allows staff and the City's decision making bodies to establish appropriate conditions onto the project to protect the health, safety and welfare of neighboring property owners, while reducing the potential impact to the environment. Additionally, it gives the public the opportunity to voice any concerns they may have on the proposed development.

If approved, the CUP will allow Helena Chemical to construct several rail-served warehouses for the blending, mixing, storage, and distribution of liquid and dry fertilizer, in addition to the warehousing and repackaging of agricultural protection and production products. The project consists of three phases with the following components in each phase:

Phase 1:

- One 30,000 square foot packaged material warehouse
- One 19,000 square foot formulation/glyphosate storage area
- One 1,500 square foot office building with 15 employee parking spaces and 1 ADA parking space
- Three 300,000 gallon self contained liquid fertilizer storage tanks

Phase 2:

- One 30,000 square foot dry fertilizer warehouse

Phase 3:

- May include expansion of the proposed facilities to double the size/capacity of current infrastructure

The property will be served by rail and trucks. The liquid and dry fertilizer will be delivered to the customer by a two-ton truck or a two-ton truck with a trailer.

Regulations

During the review process of the project, staff has reached out to City departments and County and State agencies to determine how the facility will be regulated. Below is a list of control measures, which are conditions in the Resolution:

Spill Prevention and Control Plan: This plan provides details concerning the requirements for spill event preparation, corrective action and implementation, training, containments, response, and the reporting of spills. The City has authority to require a Spill Prevention and Control Plan by the Official Code of the City of Great Falls Section 13.12.080 G.

Industrial Wastewater Survey: This survey provides a complete inventory of each product in Helena Chemical's operation and is further broken down by each product's chemical component. This survey will be updated annually and reviewed by the City Public Works Environmental Division. Under 40 CFR 403, the City must locate and identify all Industrial Users (IUs) which might be subject to pretreatment program requirements. The City must compile IU lists, index an inventory, determine if the IU will cause interference, pass-through, contamination of the collection system or if the discharge can affect worker safety. These compiled lists are then made available to the Environmental Protection Agency for review.

Stormwater Pollution Prevention Plan (SWPPP): This plan is used to direct and assist permittees in identifying sources of potential pollutants at the construction activity site and Best Management Practices (BMPs) to be used to help ensure such pollutants do not impact receiving surface waters through stormwater runoff. The plan provides details about the industries construction/industrial site pollution prevention requirements to comply with Montana Pollutant Discharge Elimination System (MPDES) discharge requirements to ensure stormwater runoff and sediment and erosion control are in compliance with the Clean Water Act. SWPPPs are normally required by Montana Department of Environmental Quality's Multi-Sector General Permit for stormwater discharges associated with industrial activity (MTR000000).

Emergency Management Plan: The Fire Department is responsible for following all provisions set forth by the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986, imposed by Congress. Key provisions of the EPCRA are accomplished by holding bi-monthly Local Emergency Planning Committee (LEPC) meetings, Tier II reporting, site pre-plans, training, and exercises. The result is the Cascade County Emergency Operations Plan, inventory of hazardous chemicals stored at local facilities, and standard operating guidelines for response. In the event a hazardous spill occurs, facilities must immediately report the accidental releases of Extremely Hazardous Substance (EHS) chemicals and "hazardous substances" in quantities greater than corresponding Reportable Quantities (RQs) defined under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to state and local officials. This is accomplished by providing facilities and responders with 24-hour access to the State of Montana Disaster and Emergency Services and local Emergency Managers to aid in the

coordination of resources. Finally, facilities that are manufacturing, processing, or storing designated hazardous chemicals must make Material Safety Data Sheets (MSDSs) available to state and local officials and local fire departments. This information is provided by the facilities and accessible to all emergency responders and the public.

Fire Code: Once Helena Chemical has received its Certificate of Occupancy, the property owner or facility manager will be required to maintain the facility in accordance with the International Fire Code, International Building Code, and any other applicable codes pertaining to the facility. Great Falls Fire Rescue will conduct annual safety inspections and hazmat inspections, ensuring fire protection systems such as alarms, sprinkler systems, separation distances, and hazardous processes meet the intent of the code. Any identified discrepancies or violations will be noted and be required to be repaired within a given timeline. It is important to note that Helena Chemical will not be storing any ammonium nitrate at their facility, which is a highly combustible fertilizer product.

The Environmental Protection Agency (EPA) also has oversight of these facilities and performs routine inspections.

Zoning Analysis

The properties are within a Planned Unit Development (PUD) with specific development standards set forth in Ordinance 3097. The underlying zoning for this subdivision is I-2 Heavy industrial. The I-2 underlying zoning covers specific standards where they are not addressed in the PUD Ordinance.

Traffic Analysis

Helena Chemical will be serviced by rail and two-ton trucks. The proposed development includes a private railroad spur for offloading their products into various warehouses and containers. Products will also be delivered by trucks and will be offloaded in similar fashion. A 10'x70' truck scale is proposed towards the entrance of their property. Helena Chemical estimates there will be roughly 28 trips for the sales, office, and fertilizer staff. The delivery trucks are estimated at 14 trips per day, and 42 trips per day at full build-out, or peak operation. The roadways are designed to accommodate the increase in truck traffic for Helena Chemical's operation and future operations as the subdivision is fully built-out.

Streets & Utilities

The subject properties abut 18th Avenue North. 18th Avenue North roadway improvements consist of a 2-inch overlay on top of the existing improved roadway and a 6-foot wide bicycle lane on the north side of the roadway. Utilities include a 16-inch water main and an 8-inch sanitary sewer main. A lift station will be constructed near the intersection of 18th Avenue North at 67th Street North which will serve the entire subdivision.

Stormwater Management

The property will fully manage their stormwater runoff through three retention ponds. Two of the ponds are located along the 18th Avenue North frontage and measure between .84 to 1.06 acres. A third retention pond is located on the northeast corner of the property and measures approximately 1.13 acres. Drainage of the site will flow to these three retention ponds limiting the potential runoff of contaminates to downstream areas. A stormwater management plan is

required and will be reviewed for compliance with the City stormwater manual by the Public Works Department.

Neighborhood Council Input

The subject property is located in Neighborhood Council #4. Patty Cadwell, Neighborhood Council Coordinator, itemized the project on their January 22, 2015 agenda. The council voted unanimously to support the project.

Conditional Use Permit Findings of Fact for the Basis of Decision

The basis for decision for Conditional Use Permits is listed in Section 17.16.36.040 of the Land Development Code. The Zoning Commission recommendation and the decision of the City Commission shall at a minimum consider the following criteria:

1. **The conditional use is consistent with the City's Growth Policy and applicable neighborhood plans, if any.**
   The proposed Conditional Use Permit request is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project specifically supports the Economic and Land Use elements of the Growth Policy.

   Eco 3.4: Continue efforts to expand, retain and attract new business to Great Falls.
   Helena Chemical will be a new company to Great Falls that will expand Great Falls' workforce opportunities by providing new jobs. The product produced by Helena Chemical will be distributed to areas throughout Montana.

   Eco 3.7.6: In keeping with the City's industrial heritage, develop, maintain and utilize infrastructure that ensures "shovel ready" industrial sites.
   The AgriTech Park Addition was specifically annexed into the City with intentions to attract new industrial type businesses that attract and provide new jobs to Great Falls residents.

   Phy 4.2: Implement the City's land use codes to protect the health, safety and welfare of its residents.
   Requiring the applicant to go through a Conditional Use Permit process exercises the City Code requirement to ensure the health, safety, and welfare of its residents are considered, while giving the public opportunity to voice any concerns.

   No neighborhood plans have been adopted for this area.

2. **The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.**
   The CUP allows the City to place appropriate conditions on specific projects to help mitigate or reduce the total off-site nuisances a project may have on the surrounding properties and environment. The conditions listed under the Conditions of Approval in Resolution 10096 apply specific measures to protect the health, safety, and general welfare of the public.

3. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The proposed project is within an approved industrial park that was designed to accommodate industrial uses. The surrounding properties to the west have similar industrial uses that are within the City and County. The project will meet all the development standards in the PUD Ordinance and underlying I-2 zoning district. The conditions imposed on the project should mitigate any potential harmful effects on Giant Springs State Park and nearby environmentally sensitive areas.

4. **The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**
   The proposed project will not impede the normal and ordinary development and improvement of surrounding properties. Adjacent property owners have been notified and Staff has not received any comments. Additionally, compatible uses will surround Helena Chemical's property to the west and east.

5. **Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.**
   Adequate services and infrastructure will exist to operate the proposed project.

6. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**
   The proposed project will be accessed from the existing 18th Avenue North public right-of-way. It is anticipated that the final build-out of the AgriTech subdivision will increase traffic in the public street, but the street has adequate capacity to accommodate the increase in traffic.

7. **The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.**
   The proposed project will conform to the applicable regulations of the PUD Ordinance and underlying I-2 zoning district and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

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: Approval of the Conditional Use Permit will allow the applicant to develop the vacant lot. The improvements to the lot will increase the tax base of the City; however, because it is within the East Industrial Park Tax Increment Financing district, the increment realized from the development will be available for eligible improvements within the District until 2028.

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

Attachments/Exhibits: Resolution 10096
Helena Chemical's Operational Statement
Proposed Site Plan

Aerial Map
Zoning Map

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Mike Jacobson, Environmental Division Manager
Dirk M. Johnson, Fire Marshal
Kristal Kuhn, Emergency Planner
Patty Cadwell, Neighborhood Council Coordinator
Gareth Davis, Helena Chemical Project Manager, davisg@helenachemical.com
Jeremiah Johnson, Great Falls Development Authority, jjohnson@gfdevelopment.org
Mark Coleman, Malmstrom Air Force Base, mark.coleman.2@us.af.mil
City of Great Falls Zoning Commission

RESOLUTION 10096

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE HANDLING OF HAZARDOUS SUBSTANCES ON THE PROPERTIES ADDRESSED AS 6201 AND 6301 18TH AVENUE NORTH, AND LEGALLY DESCRIBED AS LOTS 3 AND 4, AGRITECH PARK ADDITION, SW ¼ AND SE ¼ OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 4 EAST, P.M.M, CASCADE COUNTY, MONTANA.

* * * * * * * * * *

WHEREAS, Helena Chemical Company, has petitioned the City of Great Falls for a Conditional Use Permit to allow for the handling of hazardous substances on the properties legally described as Lots 3 and 4, AgriTech Park Addition, SW ¼ and SE ¼ of Section 34, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, the subject property is presently zoned PUD Planned unit development with an underlying I-2 Heavy industrial district wherein the handling of hazardous substances is permitted upon processing and approval of a Conditional Use Permit; and,

WHEREAS, the proposed Conditional Use Permit for the handling of hazardous substances on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls Section 17.16.36.040; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 24, 2015 to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion recommending a Conditional Use Permit be granted for the properties addressed as 6201 and 6301 18th Avenue North and legally described as Lots 3 and 4, AgriTech Park Addition, SW ¼ and SE ¼ of Section 34, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana, to allow for the

handling of hazardous substances on a portion of the site, subject to the following conditions:

General

1. **Approved Plans and Conditions:** Failure to build and/or operate the conditional use in accord with the approved plans and these conditions of approval is a violation of the OCCGF, subject to the penalties provided for such violations and/or to civil process to compel the correction of violations.
2. **Modifications:** It is understood that minor changes are often necessary during the development and operation of a conditional use. The Administrator (the Administrator is the City employee assigned by the City Manager to administer conditional uses) is hereby authorized to permit minor changes, as provided below.
    a. **Revised Plans.** Before making changes, the applicant must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made is a violation of the OCCGF. The Administrator shall respond to all proposed changes within five (5) business days.
    b. **Dimensional Changes.** Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided that they do not result in a violation of the Conditions of Approval or the OCCGF.
    c. **Materials Changes.** Based on a review of the revised plans, the Administrator may permit substitutions for proposed building materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.
    d. **Public Works Changes.** Minor changes in the location and specifications of the required public improvements may be permitted. Revised plans showing such changes must be referred to and accepted by the Director of Public Works before being permitted by the Administrator.
    e. **Substantial Change.** Substantial changes are not permitted. A new public review and permitting process will be required for such changes. 'Substantial Change' is defined here in order to clarify the contrasting term, 'Minor Change.' A substantial change changes the permitted use; the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); the location, extent, or design of any required public improvement, except where a minor change is approved by the Director of Public Works and the Administrator; the approved number of lots, buildings, structures or units; or the size of any lot, building, or structure by more than 10% (a smaller change in the size of a lot, building, or structure may be treated as a minor dimensional change).
    f. **Changes in Use.** Conditional uses are regulated as such because the use presents the possibility of significant impacts on the community. Therefore, changes in conditional uses must be strictly limited. A significant change in the type or level of activity, including changes in the

number of employees or operating hours, or changes in the types of materials present on the site, may void the conditional use permit. Proposed changes shall be submitted to the Administrator, who may require that the permit be amended following the same public process used for its adoption.

Planning

3. **Expiration:** The conditional use permit shall expire one (1) year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing. The Administrator may issue a Conditional Certificate of Occupancy that is valid for no more than one year if the only condition(s) remaining to be fulfilled involve landscaping that cannot be successfully established until the weather permits.
4. **Abandonment:** If a conditional use ceases to operate for more than six (6) months, the conditional use permit is void.
5. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
6. **Outdoor Lighting:** An outdoor lighting plan shall be submitted to the Administrator for review and approval based on its compliance with the Land Development Code (Title 17, Chapter 40 of the OCCGF) and the outdoor lighting requirement of Ordinance 3097.
7. **Landscaping:** A landscape plan shall be submitted to Administrator for review and approval based on its compliance with Title 17, Chapter 40 of the City of Great Falls Land Development Code and the landscaping requirements of Ordinance 3097.
8. **Dust Control:** Prior to start of construction, including any earthwork, except for boring and drilling for soil samples, the applicant shall provide two separate Litter and Dust Control Plans: one that applies during construction and one for post-construction operations. The Litter and Dust Control Plan shall be reviewed and approved by the Director of Planning and Community Development.
9. **Platting:** Prior to issuance of building permits, an Amended Plat aggregating lots 3 and 4 of AgriTech Park Addition in the SW ¼ and SE ¼ of Section 34, Township 21 North, Range 4 East, P.M.M., Cascade County, MT., shall be submitted for review to the Planning and Community Development Department and be recorded by Cascade County Clerk and Recorder.

Building

10. **Building Plans:** The applicant shall provide a full set of building plans that includes, but not limited to, architectural plans to the Planning and Community Development Department for review and approval, prior to the issuance of building permits.

Fire

11. **Building Plans:** The applicant shall provide a full set of building plans for review and approval by the Great Falls Fire Department before zoning or building permits are issued by the Administrator.
12. **Emergency Management Plan:** An Emergency Management Plan shall be approved by the Great Falls Fire Department before the Administrator issues a Certificate of Occupancy. This plan shall be reviewed annually at the time the applicant renews its Safety Inspection Certificate (SIC) and revised as necessary to ensure compliance with the City's adopted fire code and other applicable regulations.

Public Works

13. **Civil Plans:** The applicant shall provide a full set of civil plans for review and approval by the Director of Public Works before zoning or building permits are issued by the Administrator. The applicant will provide a full set of as-built plans to the Director of Public Works within 90 days after completion of the approved work.
14. **Water and Sewer:** The civil plans shall be accompanied by estimates of the project's demand for water, including fire flows, domestic and industrial water demand, and wastewater discharge amounts.
15. **Initial Compliance On and Off Site Civil:** Developer or Applicant shall submit for review to the Public Works Department any plans, specification and design report for any proposed on/off site public utilities not previously reviewed by Public Works and/or the Montana Department of Environmental Quality. Also, the site civil plans shall be submitted to the Public Works Department for review.
16. **Stormwater:** A Stormwater Management Plan and Report that is in full compliance with the OCCGF, the City's Storm Drainage Design Manual, and the additional requirements of Ordinance 3097 and the Revised Annexation and Improvement Agreement for the AgriTech Park shall be submitted to the Director of Public Works for review and approval before zoning or building permits are issued by the Administrator. The Developer shall secure any required Montana Pollutant Discharge Elimination System (MPDES) Stormwater Discharge Permit(s) associated with construction and industrial activities.
17. **Spill Prevention and Control Plan:** The applicant shall provide a Spill Prevention and Control Plan, in accordance with the requirements under OCCGF 13.12.080.G.3 to the Director of Public Works for review and approval before issuance of Certificate of Occupancy by the Administrator.
18. **Industrial Wastewater Survey:** The applicant shall provide an annually updated Industrial Wastewater Survey to the Director of Public Works for review and approval as product inventory changes.
19. **Stormwater Pollution Prevention Plan:** The applicant shall provide a Stormwater Pollution Prevention Plan (SWPPP) to the Director of Public Works

for review and approval before zoning or building permits are issued by the Administrator, that meets the requirements of the Montana Department of Environmental Quality Multi-Sector General permit for Storm Water Discharges Associated with Industrial Activity (MTR000000) set forth in parts 3 (Special Conditions) of that permit.

Acknowledgement

20. **Acceptance of Conditions:** No zoning or building permit shall be issued until the applicant acknowledges in writing that it has received, understands, and agrees to comply with these conditions of approval.

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

That a Conditional Use Permit be granted at the properties addressed as 6201 and 6301 18th Avenue North to allow the handling of hazardous substances, conditioned upon the owner complying with the said conditions; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective immediately upon its passage and approval.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on March 17, 2015.

_____
Michael J. Winters, Mayor

ATTEST:

_____
Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

_____
Sara R. Sexe, City Attorney

Operating Procedure

Unloading dry and liquid fertilizer into tanks and dry fertilizer warehouse from the transport vehicle

Helena's operations at Great Falls will include the storage and blending of liquid and dry fertilizer. The liquid and dry fertilizer is transported to the site via trucks or by rail. When liquid fertilizer is delivered to the site it is offloaded from the tanker truck on a contained loadpad and dispensed into the appropriate above ground storage tank by means of hoses, pumps, and a network of plumbing. The connection points from the transport vehicle to the pump utilize drip pans to capture any residual material that may develop after disconnecting the hoses. This will eliminate the need to wash the concrete load pads. If and when water accumulates at a load pad, the water will be captured and transferred to a vessel. The vessel will be furnished to a customer who will use it per the product label. All of the unloading process is conducted in a contained area.

When dry fertilizer is delivered to the facility by truck it is offloaded into a conveyor. The conveyor moves the product from ground level to the top of the warehouse and is distributed to the appropriate interior area. All of the dry fertilizer is transferred in enclosed equipment and inside of a building except for the initial 2' drop point from the belly of the trailer to the conveyor. The 2' drop point will utilize a choke feed method which eliminates dust and spillage to a negligible amount. Any material that accumulates on the concrete aprons will be swept and placed in the product pile at the end of the unloading process. If the fertilizer is delivered by rail the same process occurs as described above for both liquid and dry fertilizer products.

Loading dry and liquid fertilizer from the tanks and warehouse into the transport vehicle.

All of the liquid and dry fertilizer are delivered to the customer by means of a full size truck (80,000 GVWR) or a two ton truck with a trailer(32,000 GVWR). The operations for loading vessels of sold products to Helena's customers are as follows:

Liquid Fertilizer – Stored in tanks

The Liquid fertilizer can be loaded by two different methods. The first and most common way to load a truck is through a liquid blender which is equipped with load cells to weigh each product. Helena's Crop Advisors will issue a blend ticket for the customer's specific nutrient needs that consists of two or more previously prepared products. The ticket information is inputted into an automated screen that will dispense, blend and loadout the product by means of pumps, a manifold, and a network of plumbing(The manifold is connected to all of the tanks but through valves on the manifold remain separate). The second means to load a vessel is through a flow meter. This method is generally used when the customer order consists of a single product. The product amount is entered into a batch controller which will dispense the product by means of a pump, manifold, and a network of plumbing. The equipment serves as an accurate means to load a transport vehicle but does not serve as the point of sale.

Manufacturing Liquid Fertilizer – Performed in Formulation/ Glyphosate Storage

The manufacturing of Helena products will be performed indoors in a controlled environment. The process will be very similar to the above mentioned liquid blending operation but the raw ingredients can include dry fertilizer and the introduction of hot water. Typically when dry fertilizer is required to make the product hot water is used to solubilize the material into liquid form. When the finished product is complete it will be pumped into a designated tank through means of plumbing and a manifold.

Dry Fertilizer- Stored in a warehouse

The dry fertilizer is stored in large piles inside of a building and is segregated by means of walls and or blocks. The products to be dispensed are determined by the crop advisor and prescribed on a blend ticket based on the need of the customer's plant and soil; if the customer requires a single product the same process is utilized. The equipment used to dispense the product into a truck consists of five large hoppers that are commonly connected by means of an under bin auger and a belt conveyor. The hoppers are filled by a front end loader that scoops each product from its stored state and loads it into the predetermined hopper. Once all of the bins are filled the ticket information is entered into a computer module that variably introduces each product into the under bin auger simultaneously. As the product/products are mechanically moved through the under bin auger it transfers onto a belt conveyor and dispenses the material into the truck; a liquid pump system is oriented at the transition of the auger and the belt conveyor to allow the introduction of water or micronutrients for dust suppressant and additional nutrients. The equipment serves as an accurate means to load a transport vehicle but does not serve as the point of sale. All of this activity is conducted in an enclosed structure.

Unloading liquid herbicides into tanks

The bulk liquid herbicides will be received via truck and rail. The herbicide tank farm will be separate from the liquid and dry fertilizer material by means of containment walls. The unloading procedure would mimic the above mentioned liquid fertilizer operation.

Loading of liquid herbicides into transport vehicle

All of the bulk liquid herbicide is delivered to the customer by means of a full size truck (80,000 GVWR) or tote. The trucks would be loaded by means of a dedicated pump and plumbing system. Totes are filled(repackaged) by means of a designated dispensing system from a bulk storage tank. The loading operations would take place in the building labeled Glyphosate Storage on the site map.

Products delivered to and from proposed Packaged Warehouse

All of the products received and unloaded into the Packaged Warehouse come in packages ranging by the ounce and as large as 275 gallon totes. These products are delivered to the facility in the packages used by the manufacture and then shipped to our customers in the same package (Products are not repackaged).The products are brought in via common carrier(Fed Ex, UPS, etc.) and will be unloaded at the proposed dock. Most products are palletized and will remain on the pallet until purchased from the customer. When the products are purchased, Helena staff will organize the order onto pallets that are staged for scheduled delivery. The scheduled delivery is typically loaded onto a Helena delivery truck and shipped to the customer's farm but customers on occasion will come to the facility to pick up their own order.

Helena does not anticipate the operations of the facility will generate any waste. Through the use of Best Management Practices(BMP's), any and all spills would result in the capture and reuse of the product.

Proposed Development

Phase 1 of the facility construction will include the installation of perimeter fencing, a 10'x70' truck scale, the office, packaged material warehouse, three 300,000 gallon liquid fertilizer tanks, fertilizer formulation/glyphosate storage structure, and the railroad spur. Phase 2 will include the construction of the dry fertilizer warehouse which will take place when economic conditions warrant. Phase 3, which is not depicted on the site map but could include the expansion of any of the proposed facilities. Generally, the expansion of existing facilities would include doubling the size/capacity of current infrastructure.

Outdoor Lighting

The facility will utilize lighting that is shielded and oriented in a manner to illuminate the intended area. All of the buildings will utilize wall packs to illuminate the perimeter of the structure. The lighting will be specified at building plan submittal and will comply with Chapter 40 of the City code.

Stormwater Facilities

The site plan proposes the installation of three retention ponds totaling approximately 3 acres in size. The total capacity and location will be determined by a professional civil engineer prior to building plan submittal.

Setbacks

The proposed development has the following depicted setbacks.

North – Nearest tank shown is approximately 221' from the recorded utility easement.
East – The rail spur is approximately 27' from the eastern boundary of Lot 4
South – The truck scale is approximately 167' from the southern boundary of Lot 3 & 4
West – The packaged warehouse is approximately 143' from the west boundary of Lot 3

Height of Buildings

The height of the tanks and structures will be the following:

300,000 gallon tanks – 24' in height
30,000 gallon tanks – 35' in height
Formulation Facility – 40' peak height
Dry Fertilizer Warehouse – 60' peak height(The equipment to convey the material will be approximately 78' in height)
Office – 20' peak height
Packaged Warehouse – 30' peak height

Estimated Truck Trips

Helena anticipates approximately 28 trips for the sales, office, and fertilizer staff. The trucks delivering to and from the facility are approximated at 14 trips per day and 42 trips per day at peak operation. The truck traffic would consist of

MT DOT legal trucks (80,000 GVWR) and 2 ton trucks with trailers (32,000 GVWR).

Operational Hours

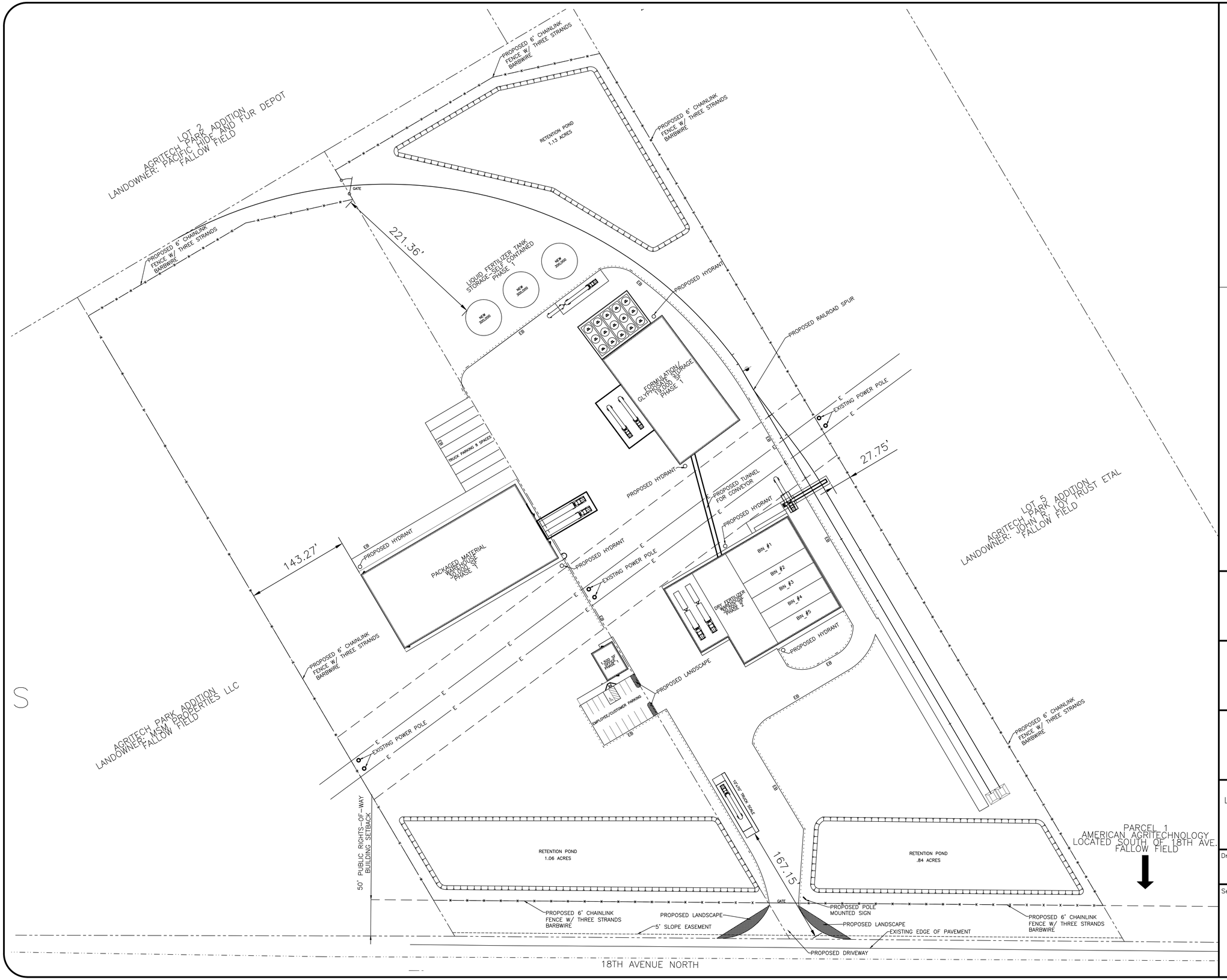
Monday – Friday	6:30AM – 5:00PM
Saturday	6:30AM – 12:00PM

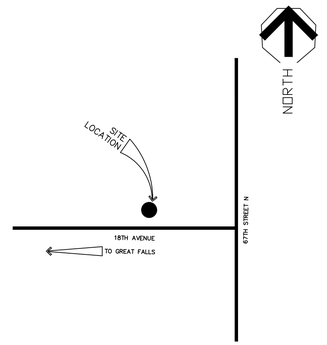
Number of Employees

Helena will employ an average of 14 employees throughout the year.

Governing Agencies

OSHA
Department of Ecology
Department of Agriculture
EPA
DOT (If required)
Department of Homeland Security
City Fire Department





VICINITY MAP

LEGEND

- EASEMENT
- EB — EDGE OF BASE
- EXISTING ABOVE GROUND TRANSMISSION LINE
- PROPERTY BOUNDARY
- PROPOSED 6' CHAINLINK FENCE
- SHOULDER

Project Name:

GREAT FALLS DISTRIBUTION

Landowner:
GREAT FALLS DEVELOPMENT AUTHORITY
PO BOX 949
GREAT FALLS, MT 59403
(406) 750-2119

Developer:
HELENA CHEMICAL CO.
7576 N. INGRAM AVE., ST 101
FRESNO, CA 93711
(559) 261-8482 FAX (559) 261-8491

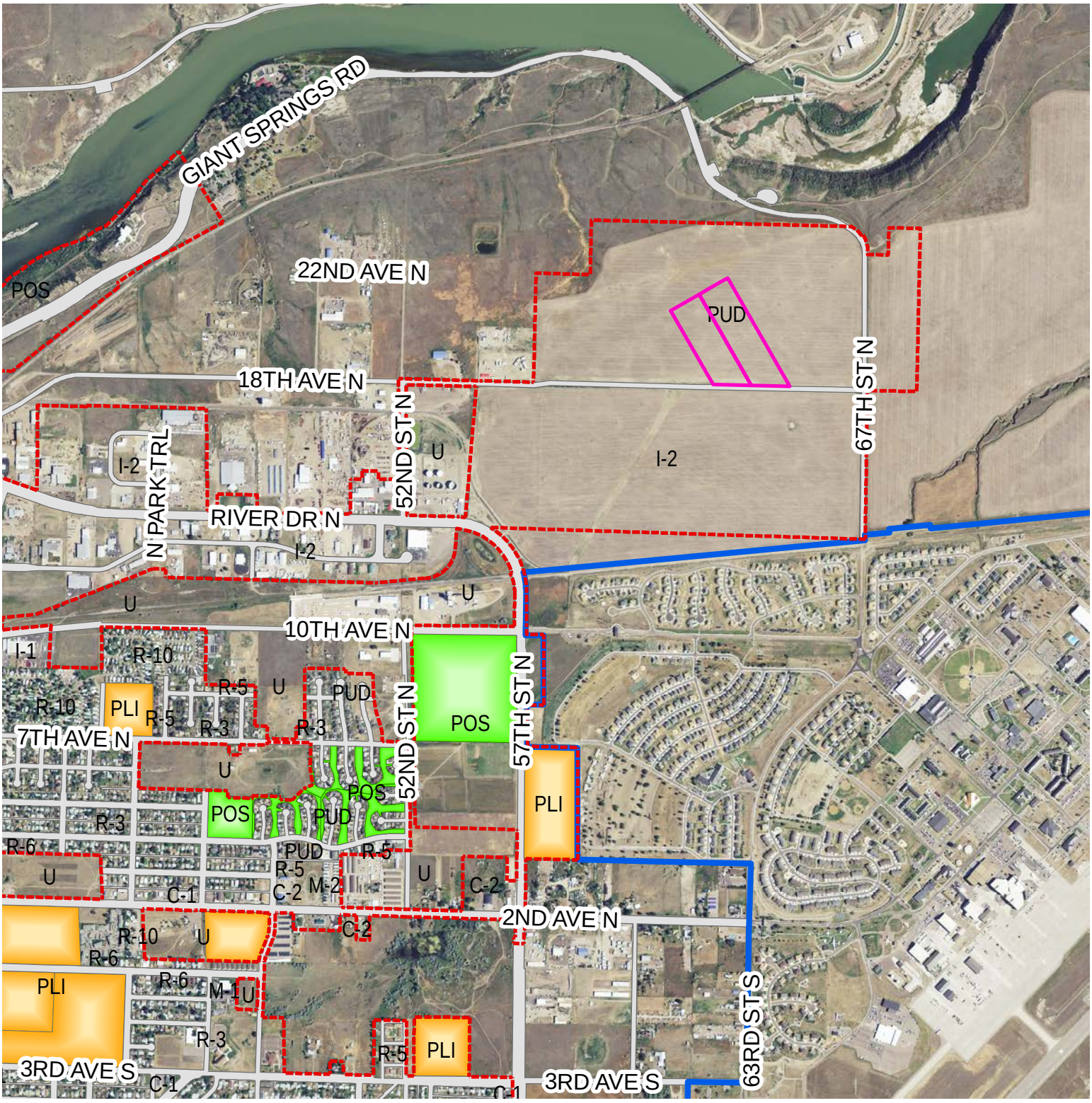
Site Information
LOT 3 & 4 OF THE AGRITECH PARK ADDITION, LOCATED IN GOVERNMENT LOTS 8 & 9, THE SW1/4, AND SE1/4 OF SECTION 34, TOWNSHIP 21N, RANGE 4E
ACREAGE: 23.424

Drawing Title

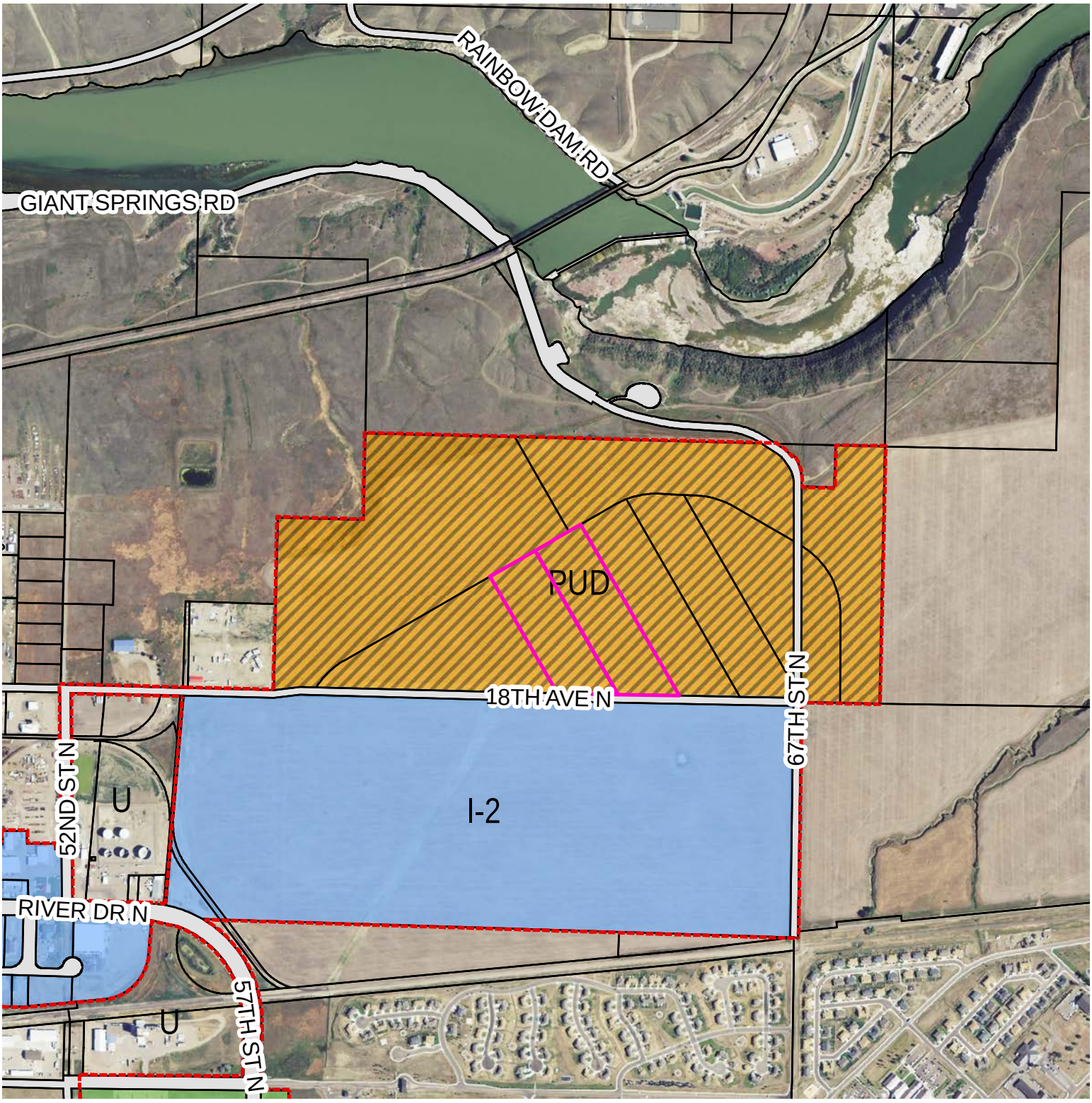
SITE PLAN

Seal	Designed G.D.	Project No. 0001-15
	Drawn G.D.	Scale 1" = 60'
	Checked _	Drawing No. C-1
	Reviewed _	
	Date 01/09/15	

Aerial Map


GIANT SPRINGS RD
22ND AVE N
18TH AVE N
10TH AVE N
7TH AVE N
2ND AVE N
3RD AVE S
RIVER DR N
N PARK TRL
52ND ST N
57TH ST N
67TH ST N
63RD ST S
POS
PUD
I-2
I-1
U
PLI
R-10
R-6
R-5
R-3
C-1
C-2
M-1
M-2
N
0 550 1,100 2,200 3,300 4,400
Feet
Subject Property
City Limits
MAFB Boundary
Parks
Schools

Zoning Map



N

0 375 750 1,500 2,250 3,000 Feet

Subject Property
City Limits
Parcels
PUD Planned Unit Development
I-2 Heavy Industrial
POS Parks and Open Space
U Unincorporated Enclave