

Date Stamp:

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
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## LAND USE APPLICATION

**Name of Project (if applicable):**

214 7th Ave South

**Project Address:**

Sheffels Farms, Inc. / Steve Sheffels Secretary/Treasurer

**Applicant/Owner Name:**

PO Box 1545, Great Falls, MT 59403-1545

**Mailing Address:**

761-8805

sheffels@3rivers.net

**Phone:**

**Email:**

**Representative Name:**

**Phone:**

**Email:**

- Annexation by Petition: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Amended Plat, Non-administrative: \$1,000

### LEGAL DESCRIPTION:

**Lot/Block/Subdivision:**

Section 12 / T20N R3E

**Section/Township/Range:**

**ZONING (ZONING MAP AMENDMENT ONLY):**

**LAND USE (CONDITIONAL USE ONLY):**

**Current:**

**Proposed:**

**Current:**

**Proposed:**

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Sheffels Farms, Inc. by

*Steve Sheffels Sec/Tres*

1-20-21

**Applicant/Owner's Signature:**

**Date:**

**Representative's Signature:**

**Date:**



## **SHEFFELS FARMS, Inc.**

PO Box 1545 Great Falls, MT 59403-1545  
Office: (406) 761-8805 Shop: (406) 761-4882

January 20, 2021

### **Conditional Use Permit - Narrative**

Sheffels Farms, Inc. (SFI) is requesting a Conditional Use Permit to continue to use its property at 214 7th Avenue South as a Contractor II type yard. As SFI is no longer operating its own business on the property it has been used as rental property for the last 40 some years. Without the Contractor II use designation which would allow for the property to be used by contractors, electricians, plumbers, heating and air and the like (trades) there are very few practical uses for the lot. Not allowing this use would be a significant 'taking' of value from the property.

During the majority of the time between the 1970's and now the back lot at 714 7<sup>th</sup> Avenue South has been unoccupied. It is difficult to find profitable, practical use of this space. Our only renters of this space have been the grain merchant and the contractor. Both of which fall into the Contractor II use designation.

Sheffels Farms was founded NE of Great Falls around 1918. It has been successfully farming small grains and oil seeds for over 100 years. The founders of the farm came from Washington State. One of the tenants of the successful farm business has been diversification. The family intermingled ownership of land in the farms in Washington and Montana to reduce the risk of crop failure in either state.

Sheffels Farms, Inc. was established in 1948. It is currently owned by John and Jim Sheffels, their children, grandchildren, and one nephew.

The family also owned Central Machinery Company which was the Caterpillar dealership in Great Falls, Havre, and Lewistown. SFI made its first purchase of property in downtown Great Falls in 1953.





Through the 50's, 60's, and some of the 70's the property was used as a heavy equipment dealership. Caterpillar tracked D-series tractors, motor graders, scrapers, loaders, and others were offloaded from rail cars, stored on the back lot, repaired, and loaded on trucks for delivery. This dealership was at the south end of "Machinery Row." There were many other equipment dealers further north up 2<sup>nd</sup> Street. The use of the yard at 714 7<sup>th</sup> Avenue South would have fit the definition of 'Contractor Type II' during this time. Although this industrial use of the entire lot would no longer be allowed, SFI would like to continue to use the yard for storage of equipment and materials.

The surrounding property hasn't physically changed very much over this time. The property does border a residential zone for ½ block on 3<sup>rd</sup> St South and 8<sup>th</sup> Avenue South. At some point the city re-zoned Machinery Row as M-2, mixed-use transitional.

#### 17.20.2.040.A.14 - Establishment and purpose of districts.

**M-2 Mixed-use transitional.** This district is intended to promote a transition over time to a predominately mixed-use land use pattern. Because of changing economic conditions and other factors, some current uses do not represent the highest and best use, given other more suitable areas. Current industrial uses and warehouses are not considered nonconforming. As such, **current industrial uses and warehouses existing at the time this Title was adopted are allowed to expand or to be re-established, if damaged, provided development and appearance standards under the purview of the Design Review Board are met.** (See [Chapter 28, Section 17.28.050.](#)) Uses characteristic of this district are the same as those found in the previously described M-1 District.

(highlighting added)

Item 29. Of Exhibit 28-1 of Chapter 28, Section 17.28.050 referenced above states:

29. Exterior storage of materials. Exterior storage of materials in an M-2 zoning district shall be attractively screened.

This property is currently fenced with 6-foot high chain link topped with security wire. If this CUP is approved, SFI will add slats to the entire existing fence to effectively screen the contents of the yard from view. We have spent significant effort looking for a more attractive, cost effective alternative, but this is the best that is available. We are very open to explore other, more attractive options.

As this is a rental property, SFI requests that this CUP apply to the property regardless of the current occupant, prior use, occupancy, or owner.



**Sheffels Farms, Inc.**  
**CUP application – Site Plan**  
**Add Dark Brown screening to existing**  
**Chain link fence (outlined in black)**