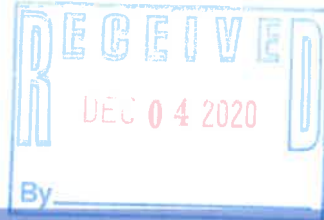


Date Stamp:



CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403 5021
406.455.8430 • WWW.GREATFALLSMT.NET

DEVELOPMENT APPLICATION

Potters House Church

Name of Project:

GARY HACKETT (Building) 511 central

Owner Name:

819 6th Ave S Great Falls MT

Mailing Address:

(505) 692 0993

Phone:

Abram BACA (Pastor)

Representative Name:

Email:

abram.baca.gf@gmail.com

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

PROPERTY DESCRIPTION / LOCATION:

Mark/Lot:	Section:	Township/Block:	Range/Addition:
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511 Central

Street Address:

LAND USE:

ZONING:

Current:	Proposed:	Current:	Proposed:
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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.

Gary Hackett

Property Owner's Signature:

12-2-2020

Date:

[Signature]

Representative's Signature:

12-2/2020

Date:

Land Use Application Checklist

All applicants are required to complete and submit the Land Use Application, associated fee, checklist, and required material per the checklist for the proposed development. This fee is non-refundable whether the request is approved or not. No processing will be performed until this fee has been paid. The applicant will also be responsible for the costs associated with publishing the legal ad. Per the Official Code of the City of Great Falls (OCCGF) Title 17 - Land Development Code, applicants requesting any of the following developments noted in the chart below are required to have a pre-submittal meeting with City Staff. Further, when directed by the City, the applicant will be required to present the proposed development to the Neighborhood Council.

APPLICANT SHALL SUBMIT ALL INFORMATION THAT IS MARKED REQUIRED BY STAFF FOR A COMPLETE SUBMITTAL

Completeness Checklist		Req.	App.	Staff
Annexation by Petition	Annexation requires an aerial exhibit or an amended plat/certificate of survey of the property to be annexed. Applicant is also required to submit a narrative of the proposed use of the property to be annexed and the requested zoning to be established.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Plat, Major Subdivision	All major subdivisions require the approval of a preliminary plat. Submittal for the preliminary plat process also requires a narrative of the project as well as submittal of all information outlined in Table 1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final Plat, Major Subdivision	A final plat is required for each phase of a major subdivision. Submittal for final plat also requires submittal of all information outlined in Table 2. This information shall be submitted before the project will be put on an agenda for the Planning Advisory Board. Before a final plat can be recorded, all information noted in Table 2 must be approved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minor Subdivision	All minor subdivisions require a narrative of the project and a site plan showing compliance with the Development Standards as stated in the OCCGF as well as submittal information to show compliance with stormwater regulations (See Table 3), and a minor subdivision plat (See Table 2).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning Map Amendment	Zoning map amendments require an exhibit of all properties to be proposed for the rezone, a narrative explaining the reasons for the rezone request, as well as submittal information to show compliance with stormwater regulations (See Table 3).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditional Use Permit	A conditional use permit requires a <u>narrative</u> explaining the project and the reason for the request of a conditional use permit along with a <u>site plan of the project</u> (See Table 3).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned Unit Development	A planned unit development request requires the submittal of a narrative explaining the project and reason for the request of a planned unit development. The submittal also requires the applicant to provide requested development standards that differ from those put forth in the OCCGF, a site plan showing the requested standards, as well as submittal information to show compliance with stormwater regulations (See Table 3).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amended Plat, Non-Administrative	Any amended plat altering six or more lots is required per State Statute to be reviewed by the governing body. This submittal requires a narrative of the project and an amended plat (See Table 2 for requirements).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

**APPLICANT SHALL SUBMIT ALL INFORMATION THAT IS MARKED REQUIRED BY STAFF
FOR A COMPLETE SUBMITTAL**

Table 3 - Site Plan Checklist		Req.	App.	Staff
Site Plan Requirements	Site Plan shall include all applicable items per Title 17 - Appendix A :			
	▪ Title Block containing project name, developer and landowner name, north arrow, graphic scale, property boundaries, and acreage of subject property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Land Use/Development Standards tables with applicable information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Existing buildings and site amenities as applicable including; contours, wetlands, existing vegetation, water resources, floodplains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All proposed buildings and site features including, access drives, pedestrian facilities, parking, landscaping, and lighting per Title 17 requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All proposed utilities and stormwater facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans and Supplemental Information	One (1) copy of all plans, all manuals, and one (1) electronic submittal via CD or thumb drive are to be submitted and contain the following items:			
	▪ Conceptual Plans for Public Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Preliminary Soils/Geotechnical Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Estimated Water and Wastewater Demands/Discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Preliminary Drainage Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Any Special Funding Proposal for Public Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Preliminary Easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potter's House

511 Central
Great Falls, MT 59405
(123) 456 - 7890

Conditional Use Permit

December 1, 2020

Overview

"The Potter's House" Christian Fellowship Church is a Non-denominational pioneer church, for the last year we have been in operation at our current location inside 511 Central. The building is owned by Gary Hackett and The Potter's House has been in good standing with Gary, The City Of Great Falls, as well as all the other businesses in the area.

Our vision as a church is;

Evangelism: The Gospel taken outside the four walls is the absolute foundation of our church, in obedience to *Mark 16:15 And He said to them, 'Go into all the world and preach the gospel to every creature'...* We emphasize personal evangelism, and a large variety of outreaches to share the Gospel.

Conversion: We witness, testify and preach for a decision. The Gospel has the power to save and transform lives. *1 Peter 1:23 having been born again, not of corruptible seed but incorruptible, through the word of God which lives and abides forever...* The bulk of our congregation consists of people converted here by the Power of God.

The Power Of The Local Church: God has placed everything necessary to accomplish His will in the setting of the local church. *Ephesians 1:22-23 ...the church. Which is his body, the fullness of him who fills everything in every way.* God's will is accomplished in us and through us as we connect and commit ourselves to a local church.

Discipleship: God intends for calling to Him, and for Him, to be accomplished through being trained and equipped within the setting of a local church. Therefore, the highest calling of a Pastor and congregation is to obey God's command in *Matthew 28:19-20 Go therefore and make disciples of all the nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, teaching them to observe all things that I have commanded you; and lo, I am with you always, even to the end of the age."* Amen.

Church Planting: The result of disciples being raised up is that they be released into the harvest field. *Matthew 9:37-38* Then He said to His disciples, "The harvest truly is plentiful, but the laborers are few. 38 Therefore pray the Lord of the harvest to send out laborers into His harvest." We send couples to plant brand new congregations, with the aim of reproducing our vision in a new area.

World Evangelism: From the earliest Bible record, God's vision is worldwide testimony and impact. The gospel message and the vision God has revealed to us is not simply American, but God-inspired; so therefore it works, and is relevant in every nation and culture of the world. *Mark 16:15* all the world/every person...*Matthew 28:19* all the nations... Our job as believers, and as the local church is to pray, train, invest, send and support workers to go into all the world!

Through this vision we have seen numbers of people come to know the love of Jesus Christ through repentance and conversion. We have seen meth addicts of 16 years saved and are now sober for the past year. Families restored, Parents getting custody of their children after losing them for substance abuse. Marriages are being strengthened, I could go on. We have been a blessing to the community and have been a supporter of the local businesses from consistent dining at Blocks, Mighty Mo's pizza, Maria's, Tracy's, Etc. To clothing purchases, Salons, Candy Shops, and even a puppy.

Our Goals

1. The reason for the conditional use permit is because we were operating on a temporary permit on the grounds that we were located within 600 feet of a liquor establishment.

Since the recent ordinance passed for a worship facility to be within 600 feet of a liquor establishment we wanted to continue our stay inside the 511 building to sustain our growth and central location to our congregation

2. The building owner Gary Hackett also has made accommodations (larger areas of use) should we continue to grow.
3. Our schedule of services Are all outside the majority of the normal operation hours of the downtown area therefore crowding and parking haven't been an issue in the last year.

We have utilized the parking areas in front of, and in back of the 511 building and have had no issues or problems as of yet.

However the building and the surrounding areas are properly equipped with adequate roads, alleys, and parking, as well as a nearby parking garage.

- 4. The Potters House has and will continue to abide by the city ordinances, rules and regulations, and areas of compliance needed to continue being in operation.**
- 5. All city permits were obtained and maintenance has been kept up on the property**
- 6. During the pandemic social distancing, mask wearing, and hand sanitizer has been provided as well as sanitizing after every service and regular cleaning of the building is also maintained.**

In Concluding

The Potter's House would like to thank the city of Great Falls for their considerations in this decision. We look forward to continuing being a blessing to our community and assisting in the growth of local business in the downtown area.



Planning & Community Development
Room 112
2 Park Drive South
Great Falls, MT 59401

March 17, 2020

Abram Baca
819 6th Ave S
Apt. 3
Great Falls, MT 59405

Dear Mr. Baca,

The Planning and Community Development Department has received the Safety Inspection Certificate (SIC) for Potters House Great Falls LLC date stamped March 4, 2020. The Planning Division of our office reviews all SICs to make sure proposed uses of property are permitted in the zoning district that regulates each property. The address of 511 Central Avenue has a zoning classification of C-4 Central Business Core. Worship facilities are not permitted in the C-4 zoning district. Instead, they would require the approval of a Conditional Use Permit prior to them being established.

It is our understanding that the Potters House Great Falls LLC is currently in a lease for this address. Therefore, this SIC is being issued with a condition. The specific condition is that Potters House is only allowed to occupy the building until September 1, 2020. This will allow the Worship facility to finish their lease and give enough time for relocation. After September 1, 2020, this SIC will expire and the Worship facility will no longer be able to use this space.

If you have any questions or concerns regarding this letter, they may be directed to amattimiro@greatfallsmt.net or (406) 455-8562.

Sincerely,

A handwritten signature in black ink that reads "Alaina Mattimiro".

Alaina Mattimiro
Planner I

Cc: Property File
Gary Hackett