

RESOLUTION 9903

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
TO ALLOW THE PROPERTY ADDRESSED AS 901 3<sup>RD</sup> AVENUE NORTH AND  
LEGALLY DESCRIBED AS LOT 14, BLOCK 241, ORIGINAL TOWNSITE TO  
GREAT FALLS, TO SERVE AS A COMMUNITY GARDEN

\* \* \* \* \*

WHEREAS, Rosella Gallegos, Shelia Rice and Kevin Gilbert, all of Great Falls, own Lot 14, Block 241, Original Townsite of Great Falls; and,

WHEREAS, the owners have leased said Lot 14, addressed as 901 3<sup>rd</sup> Avenue North to Pea Pod Neighborhood Community Garden for the operation of a community garden; and,

WHEREAS, said Lot 14 is presently zoned as R-9 Mixed residential district wherein a community garden is permitted upon processing and approval of a conditional use permit; and,

WHEREAS, the owner and the applicant have applied for a conditional use permit to to allow the property addressed as 901 3<sup>rd</sup> Avenue North and legally described as Lot 14, Block 241, Original Townsite to Great Falls, to serve as a community garden, conditioned upon adherence to the provisions contained in the MOU which shall be attached and made a binding condition of the Conditional Use Permit; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on September 28, 2010, to consider said conditional use permit application and at the conclusion of said hearing, passed a motion recommending a conditional use permit be granted to allow the property addressed as 901 3<sup>rd</sup> Avenue North and legally described as Lot 14, Block 241, Original Townsite to Great Falls, to serve as a community garden, conditioned upon adherence to the provisions contained in the MOU which shall be attached and made a binding condition of the Conditional Use Permit.

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

That a conditional use permit to allow the property addressed as 901 3<sup>rd</sup> Avenue North and legally described as Lot 14, Block 241, Original Townsite to Great Falls, to serve as a community Garden, conditioned upon adherence to the provisions contained in the MOU which is attached as Exhibit "A" and made a binding condition of the Conditional Use Permit; 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 this 16<sup>th</sup> day of November, 2010.

\_\_\_\_\_  
Michael J. Winters, Mayor

ATTEST:

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

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

\_\_\_\_\_  
James W. Santoro, City Attorney

# Pea Pods Neighborhood Community Garden

## Memorandum of Understanding

**Pea Pods** Neighborhood Community Garden (Pea Pods)

And

Sheila Rice, Rosella Gallegos, and Kevin Gilbert (the owners)

This Memorandum of Understanding (MOU) establishes a "of good faith" *partnership* between Pea Pods Neighborhood Community Garden (Pea Pods) and Sheila Rice, Rosella Gallegos and Kevin Gilbert (the owners)

### I. MISSION

Pea Pods Neighborhood Community Garden's primary mission is to build relationships, create a healthy environment; educate how to garden and grow nutritious foods. The garden will provide a safe place for those in need spiritually, emotionally and physically, will help build resident relationships and be a part of an environment that cultivates only goodness that comes from tending a garden. Pea Pods will help create neighborhood pride and ownership with the hopes of building a safe neighborhood and be a healthy asset to the community of Great Falls.

Sheila Rice, Rosella Gallegos, and Kevin Gilbert are the owners of property located at 901 3<sup>rd</sup> Ave North. The owner's intent in assisting the mission of Pea Pods is to lease gardening space in order for Pea Pods community garden to develop.

Together, the Parties enter into this Memorandum of Understanding to mutually promote *describe efforts and that this partnership will promote and develop a community gardening site located at 901 3<sup>rd</sup> Ave North through both parties contributions..*

Accordingly, Pea Pods and the owners, operating under this MOU agree as follows:

### II. PURPOSE AND SCOPE

*The intended purpose of the MOU is to agree that the owners will lend the property located at 901 3<sup>rd</sup> Ave north to Pea Pods for development of a neighborhood community garden.*

Pea Pods hopes to achieve a beautiful landscaped fenced in gardening area for residents to build relationships, create a safe haven in the neighborhood and provide the opportunity to learn and grow healthy foods. The results of the garden are to see a measurable difference in residents as the neighborhood takes pride in beautifying the neighborhood, provide healthy means to growing food and creating a positive image of a area that is diversified.

In collaboration, the owners and Pea Pods will benefit the neighborhood, beautifying an empty lot which lies prominently in the middle of the busiest area

of downtown and in one of the diverse populated areas of Great Falls. Pea Pods hopes to benefit all; the owners of the property; residents; elderly; handicapped, youth of Whittier school; other youth facilities, faith communities, families and all those who are hungry, spiritually, emotionally, physically in the neighborhood.

Through building of relationships, education and meeting each other on common ground, Pea Pods hopes to obtain a sense of ownership and pride in the neighborhood.

Some specific activities that will take place in the garden site: Garden workshops; individual gardening plots rented to individuals/families to grow their their own food; A "Taste and See" Community Plot for those who want to taste and see what is grown in a garden; School related science activities to be shared in the classroom and in the garden.

There will not be an exchange of money from Pea Pods for the use of this MOU located at 901 3<sup>rd</sup> Ave North. Pea Pods is responsible for its own expenses related to this MOU. There will not be an exchange of funds between the parties for tasks associated with this MOU.

### **III. RESPONSIBILITIES**

Each party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of each organization are:

*Traci Hronek, Garden Coordinator 917 4<sup>th</sup> Ave North, Great Falls Montana  
Phone:, 727-4783*

*Sheila Rice, Owner, 913 3<sup>rd</sup> Ave North, Great Falls Montana,  
Phone: 868-7933*

Pea Pods and the owners agree to the following tasks for this MOU:

*The owners and Pea Pods Neighborhood Community Garden will at all times ensure the property is a safe environment for others to participate in gardening. The garden site will be well kept and managed presenting a beautiful asset to our neighborhood and community.*

#### **Partnership Development**

***Pea Pods Neighborhood Community Garden will provide:***

- *Proper insurance for those who are participating in within the garden fence and ensure proper coverage for those who visit the garden.*
- *Ensure the garden site is in compliance with the city's ordinances on grounds up keep.*
- *Provide own metered water source to the garden plots*
- *Provide functional secure fence and ensure Tools and gardening supplies are contained in a secure gardening tool shed.*
- *Landscape around the garden site adding to the beautification of the neighborhood and property.*

- Plot renters will sign a plot rental contract and not liable form. Renters assist in monitoring the garden site to assist in vandalism, safety etc.
- Provide the owners with combinations to the secure gate, tool shed and water meter
- Removal of all garden items installed by Pea Pods at the end of three years, unless it is mutually agreed that specific items may be left in place.

**Partnering Owners will:**

- Provide property for Pea Pods Community Garden located at 901 3<sup>rd</sup> Ave North for a minimum of 3 years. At that time, the site can be renegotiated.
- Maintain owner's liability coverage of the lots at 901 and 905 3<sup>rd</sup> Avenue North.
- Allow access for a water line or water source.

**IV. TERMS OF UNDERSTANDING**

The term of this MOU is for a period of *three years* from the effective date of this agreement and may be extended upon written mutual agreement. It shall be reviewed annually to determine if it is fulfilling its purpose and to make any necessary revisions.

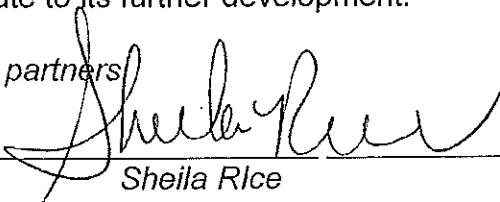
**Authorization**

The signing of this MOU is not a formal undertaking. It implies that the signatories will strive to reach, to the best of their ability, the objectives stated in the MOU.

On behalf of the organization I represent, I wish to sign this MOU and contribute to its further development.

For the partners

Name



Sheila Rice

October 20, 2009  
Date

Title Partner

Organization Sheila Rice, Rosella Gallegos, and Kevin Gilbert (the owners)

Partnering Organization:

Date

Name

Title

Organization



P. O. Box 5021, 59403-5021

Planning Department

DEVELOPMENT REVIEW APPLICATION

Name of Project/Development: Pea Pods Neighborhood Community Garden

Owner(s): Rosella Gallegos, Sheila Rice and Kevin Gilbert are owners of record.

Mailing Address: 917 3rd Avenue North, Great Falls, Mt 59401

Phone: (406) 761-5861 FAX: (406) 761-5852

E-mail: SRice@nwmmt.org

Agent(s): Pea Pods Neighborhood Community Garden (Traci Hronek)

Mailing Address: 917 4th Ave North, Great Falls, Montana 59401

Phone: (406) 727-4783 FAX: \_\_\_\_\_

E-mail: peapodncg@gmail.com

Legal Description: Community Garden

Section: Lot 14, Block 241, Township: OF Original Townships, Sec 1. Range: T20N, R3E

Street Address: 901 3rd Ave North, Great Falls Montana 59401

Zoning: Current: R9 MR Proposed: Conditional use for community garden

Land Use: Current: vacant Proposed: conditional use for community garden

Covenants or Deed Restriction on Property: Yes  No   
(If yes, please attach to application)

Application Type (please check all that apply):

- Subdivision Preliminary Plat-\$800
- Subdivision Minor Plat-\$600
- Conditional Use Permit-\$700
- Establishment of Zoning with Annexation-\$700
- Annexation-\$400
- Zoning Map Amendment-\$700
- Subdivision Final Plat-\$300

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) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature: Sheila Rice Date: 5-20-10

Property Owner's Signature: for the partners Date: \_\_\_\_\_

**Neighborhood Council 7**

*Representing the Lower North and South Sides of Historic Great Falls*

**Live. Right. Here.**

PO Box 5021

Great Falls, MT 59403



May 10, 2010

Dear City of Great Falls Planning and Community Development Department:

Neighborhood Council 7 fully supports the development of the Pea Pod Neighborhood Community Garden at the corner of 9<sup>th</sup> Street North and 3<sup>rd</sup> Avenue North. The character of our neighborhood suits the concept of community garden development perfectly. The lower northside of Great Falls is largely a walking/bicycling community and is highly mixed between single-family homeowners, renters and apartment building residents. Many residents have no space for gardening and others have no experience and will benefit from the educational support of a community garden. Providing highly accessible gardening space for those residents who wish to partake of this wonderful opportunity is invaluable and spaces such as this support community interaction and cohesiveness for us all.

Neighborhood Council 7 supports the Pea Pod project and requests support from the City of Great Falls.

Sincerely,  
Neighborhood Council 7

Handwritten signature of Aaron Weissman.

Aaron Weissman (Chair)

Handwritten signature of Erin Trojila.

Erin Trojila

Handwritten signature of James Super.

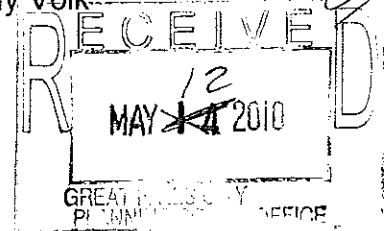
James Super

Handwritten signature of Alvin Sayers.

Alvin Sayers

Handwritten signature of Kenny Volk.

Kenny Volk





North Central Montana Retired Senior Volunteer Program  
P.O. Box 2486 Great Falls, MT 59403-2486  
Phone: (406) 454-6987  
Email: [rsvphdvc@yahoo.com](mailto:rsvphdvc@yahoo.com)

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May 21, 2010

To Whom It May Concern;

The Neighborhood Watch program is excited to welcome a Community Garden (Pea Pods) to Great Falls!

The Pea Pods program has been a huge success sweeping the nation and is a fantastic way to provide interaction within the neighborhoods between residents and bolster positive relations encouraging attachment to the communities for these citizens who reside there. This is a positive activity to further reduce crime in the neighborhood.

*Mac*

Don "Mac" McGiboney  
Neighborhood Watch Coordinator  
Cascade County RSVP

"The Power to Make a Difference"



## Charlie Sheets

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**From:** Pete and Traci [hronek10@bresnan.net]  
**Sent:** Thursday, September 16, 2010 6:44 PM  
**To:** Charlie Sheets  
**Subject:** FW: testimony FOR request for conditional use permit 901 3rd Avenue North

Hello... here is that letter.

Thank you for all your work, understanding, picking on me.... and doing your job.

It is appreciated.

Traci

**From:** Sheila Rice [mailto:SRice@nwmmt.org]  
**Sent:** Wednesday, September 15, 2010 10:00 PM  
**To:** Michael Haynes  
**Cc:** Pete and Traci; Zedda Gallegos; Rosella Gallegos; Carol Bronson; Aaron Weissman  
**Subject:** testimony FOR request for conditional use permit 901 3rd Avenue North

Members of the Zoning Commission:

I am in Seattle during your meeting, so I am submitting written testimony regarding the request from Pea Pod Neighborhood Community Garden for a conditional use permit to allow a community garden on a vacant parcel at 901 3<sup>rd</sup> Avenue North. As one of the owners of the property, I was happy to grant a \$1 per year lease to Pea Pod organization to build a community garden on the lot. The former vacant lot is now alive with color and activity, including flowers and vegetables. The improvements done by the gardeners compelled we owners to replace sidewalks and reconfigure the parking lot entrance to beautify the boulevards and the parking lot to the east of the gardens. More important than the physical changes and the vegetables, however, are the neighborhood changes. Daily, we see neighbors gathering, talking, watering and picking weeds. Pea Pods has worked magnificently to build a neighborhood. Great Falls needs more community gardens and other activities which bring us out of our homes and fenced yards into the neighborhood. The original town site, always a great neighborhood, has gotten better because of the community garden. I urge your approval on this application for a conditional use permit and ask your cooperation in working with Commissioner Bronson on a more permanent zoning solution to allow more community gardens to grow.

Sheila Rice, Executive Director  
NeighborWorks  
509 1st Avenue South  
Great Falls, MT 59401  
work 406-216-3504  
cell 406-868-7933  
fax 406-761-5852



# Pea Pod, Neighborhood Community Garden

...sowing, planting reaping healthy neighborhoods.

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## PROJECT DESCRIPTION

A partnership with the residents of the lower north side, the Neighborhood Watch, Council 7, Whittier School, resident business's, faith communities, Neighbor Works and the Great Falls Community. The lower north side Community Garden "Pea Pod" ... sowing, planting and reaping healthy neighborhoods." Possible site is being confirmed. "Pea Pods" will focus on neighborhood pride, tearing down barriers of a diversified neighborhood, nutrition, agricultural education and community building through partnerships and interested stakeholders. The hope is to be in direct partnership with residents of the north side, Whittier School, Neighborhood Watch, Council 7, faith based communities, St. Ann's Soup Kitchen, and neighborhood businesses in building relationships among the neighborhood. It is expected that through the interested parties involvement and education we will have a direct positive effect on poverty, eliminate crime, foster health nutritional habits, become good stewards of our earth and build relationship assets among the residents.

## BACKGROUND INFORMATION/STATEMENT OF PROBLEM

The lower north side is one of the most prominently poorest and diversified neighborhoods in Great Falls. It also has a very diverse population with numerous historical homes and rentals with in the same area. Major obstacles have been barriers to building safe community. Some of those barriers have been ownerships of homes and a large number of rentals within the residential neighborhood. The neighborhood once had five or so neighborhood stores within a six block square radius of each other. These neighborhood stores kept families and youth connected. The owner of B&B corner store knew each customer and who belonged to who. He knew what resident didn't come in to get the morning paper or that morning cup of coffee. Families walked to get a bag of "penny candy" and shared it with others as they walked home. Since these stores have been removed, we have become isolated and disconnect to all walks of life with in the neighborhood. We take care of our own and nobody is left to care or teach others how to care or watch out for one another through a smile and acceptance due to much fear of the disconnection and the barrier of an unsafe neighborhood. The lower north side has a high crime rate and drug trafficking, Offenders imbedded with in our rentals, transients coming and going. As a Neighborhood Watch we felt a need to collaborate together to break down those barriers and get to know the residents in the area.

## PROJECT DETAIL

## Goals and Objectives (subject to change/still in the planning stages)

There are three major goals for the "Pea Pods" – Community Gardening

### **Goal #1 - To Connect Lower North Side Residents and gain invested interest within the neighborhood**

Objective #1 - Provide opportunities for all residents to participate in ownership of a section of the Community Garden.

Objective #2 – Collaborate with residents, faith communities, businesses, schools to actively participate in building relationships through the gifts they have to offer in building the Community garden and actively participating in the sowing, planting and reaping of the benefits.

Objective #3 – Market Pea-Pod and Community Gardening. Advertising, education and awareness of the benefits of Community Garden bring to a neighborhood and the city.

Objective #4 – Invested residents to have the sense of “ownership” and pride in development of the garden.

### **Goal #2 - To effectively use volunteers as a major factor in helping people to learn.**

Objective #1 - To recruit a group of invested gardeners and create an umbrella structure to establish guidelines to Community gardening/ “Pea Pod” site with possibilities to extend to other areas with in the Weed and Seed site with a vision to grow throughout the city in the future.

Objective #2 – Recruit a core group of knowledgeable Master gardeners/volunteers and resources to educate and cultivate relationships of the neighborhood residents and creating “Master Residential Gardeners” to assist in monitoring and cultivating the garden.

Objective #3 – Collaborate with Family Resource at Whittier School, St. Ann’s Soup Kitchen and area faith communities to assist in identifying individual/families in neighborhood that would benefit and have the drive to participate and encouraged to learn. Those who will “benefit or in need” are loosely defined.

Objective #4- Provide 40 developmental assets training for a healthy community for residents, volunteers, parents, faith communities and businesses. Idea is we need to change our way of looking, thinking and approaching our youth.

Objective #5 - To provide gardening and agriculture and nutritional value in gardening to residents.

### **Goal #3 - To provide Training and education to all residents**

Objective #1 – provide educational training to interested residents in becoming Master gardeners and overseers of the garden maintenance and participants

**Objective #2** Work with the exceptionalities class at Whittier school and the science program in growing and germinating plants for the garden

### Clientele

There are two different clientele groups for this project.

The first, and primary, clientele are the residents of the Lower North side. This clientele group is represented in the project objectives for Goal #1.

The second clientele groups are the invested community gardeners, educators, businesses, faith communities, schools and volunteers who will participate cultivating the Pea Pod Gardening Project as volunteers. This clientele group is represented in the project objectives for Goal #2.

Both clientele groups are important and essential components of this project to be sustainable and successful. It is expected that significant learning and building of assets will take place for both clientele groups.

### Methods

The primary methods for achieving the goals and objectives of the Project will be:

- Create an “Umbrella” of Gardeners that will become a focal point for providing information and guidelines of Community Gardening. A Board of Directors/Advisory will be established to help unify community gardening.
- Will become a focal point for providing information on the importance of nurturing our food sources, nutrition and window box gardening education in order to grow their own food at home through resource and provide gardening/nutrition workshops.
- The development of a recruitment/training program and supervised practicum for the volunteers/residents that is modeled after a few existing Community Gardens ie; Missoula, Helena, Bozeman, Washington, and Urban Gardens.
- 
- Build a foundation of ownership and investment from the residents through the mentoring and relationships from community/residential partnerships.

In addition, a Documentation/Dissemination Plan will be developed by “Pea Pod/Umbrella Gardening Board” to collect information about the operation of the Pea Pod Project and provide the basis for sharing information with other similar projects.

Staff/Administration (Subject to change)

In The Works - The initial start up "Pea Pods" is all on a volunteer basis. Once a 1, 3, 5 and 10yr business plan is in place the possibilities of paid staff could be included. The vision of a Pilot "Pea Pods" Community Garden could be used as a model for other Neighborhood Watches/Councils initiating a Community Garden.

- **Governing Board** - Made up of residents, interested gardeners/educators and invested/interest community leaders. Responsible for guiding and establishing unified protocol for Community Gardens. Provide feedback to the Project Coordinator on policies and operation. This is in the process of development.
- **Project Directors** - Responsible for recruiting project volunteers, overseeing project development and operation, establishing and maintaining links with local government agencies, and budget. Process of Development.
- **Master Gardeners/Garden Coordinator**- Responsible for monitoring the Pea Pod Garden. Trains and sets a welcoming standard for all garden monitors. Develop working relationships with Garden monitors, residents and stakeholders. Scheduling of gardening tasks etc. Assist in the planning of education/workshops and assist in providing a safe environment for all.
- **Volunteer Coordinator /Resource Coordinator** - Responsible for recruiting resident/community volunteers, establishing and maintaining a linkage with the faith communities, schools, business and residents.
- **Education Coordinator** - Assist in developing and resource training programs for volunteers/residents scheduling volunteers Garden monitoring.
- **Project Evaluator** - Responsible for collecting any data necessary to keep program sustainable. Develop a process to assess and evaluate the productivity of the garden.
- **Garden Monitors**- Responsible for maintaining the structure and appearance of the Pea Pod Garden. Educates participants in gardening, oversees the set standards for the garden and sees that the garden is maintained and the participants are knowledgeable of the duties that are needed to be done in their plot. Rallies and cultivates a relationship with all gardeners.
- **Graphic Artist** - Responsible for creating and marketing information about the garden via posters, signage, pamphlets, publications training materials etc..
- **Monetary Resource Coordinator** – tracks, monitors assists the resource coordinator in searching out invested interests in support of financial needs. Keeps track of flow of assets and reports to the board. Assists the board on financial input and suggestions.

#### AVAILABLE RESOURCES (Subject to Change-confirming interested investors)

- **Garden Site** – Average size plot lent out by area resident.
- **Volunteer Meeting/Training Room** - will be provided by the Community Recreation Center to and used for the training of volunteers and participants.
- **Volunteer Coordinator** – Neighborhood Watch Coordinator and interested residents.
- **Local Interested Community Garden residents** – Creation of "Umbrella for Community Gardens"
- **Residential Businesses, Residential Faith Community Support** – Monetary, labor, supplies, volunteers and other educational/training resources.
- **\$2000 Weed and Seed Money for education and brochure advertisement purposes**
- **\$1500 loan for deposit on Water meter on hydrant**

- **Equipment needed and labor to level out ground – Falls Construction**
- **Smith Equipment**
- **Columbia Grain**
- **Roter tiller – Jim and Kathy Scimgan**

## NEEDED RESOURCES

- **Personnel - \$\$??**
- **Insurance underwriting**
- **Invested Community Support**
- **Facilities – Shed for storage.**
- **Equipment /Supplies –Water/hydrant tap meter, seeds, hoses, fencing, landscaping blocks, sprinkler system, sprinklers, hoses, soil, soil testing, natural fertilizer, stakes all the makings for a successful garden.**
- **Development/Production of Educational Materials \$\$**
- **Advertising/Promotion and signage**
- **Evaluation \$\$**

**APPENDIX A - TIME LINE (Projected First Year-subject to change)** In the process of formulating but some ideas and suggestions that are not concrete.

### **Month One**

- Advertising of “Pea Pods” Gardens
- Recruitment of talented gardeners/volunteers
- Meetings with community leaders, faith communities, city of Great Falls, School, Neighborhood Watch and Councils etc
- Finalizing location of Garden & water source.
- Brainstorm invested interested resources

### **Month Two**

- Interviewing of candidates for Project staff positions start the Creation of a Community Garden Umbrella
- Hosting community meetings at Community Rec Center

### **Month Three**

- Selection of Board of Gardeners/Directors
- Preparation for Community Garden Project – Training Ideas, stages of growth etc.
- Hosting community meetings at garden site, homes or Community Rec Center
- Gather resources to prepare the land

### **Month 2 - Six**

- Preliminary advertising of “Pea Pod Garden” and Community Gardening
- Hosting community meetings at Community Rec Center

- Collection of residents in need from schools, churches, etc
- Recruitment/selection/training of master gardeners/residents volunteers

### Month Seven - Twelve

- Conducting garden planning meetings
- Preparation for cultivating, sowing, planting, reaping the garden
- Final summative evaluation at end of twelfth month
- Prepare the land for the next growing season.
- Winter meetings for Spring planting.

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## APPENDIX C - PERSONAL PERSPECTIVE

*I have lived in the lower north side for over 43 years and have had a strong concern for the health and safety of the resident children and families. The neighborhood was a place that we knew each other and residents had an invested interest in the youth and neighborhood pride. The neighborhood diversity has not changed over the years but elements of our neighborhood have been removed that kept families, kids and residents connected. That element was six or more neighborhood stores that were embedded with in the neighborhoods. As a Neighborhood Watch coordinator, former Pastoral facilitator/Youth Minister/Soup Kitchen Coordinator at St. Ann's I have seen the disconnection of the families/residents within our neighborhood. Through my experience in my former job and being lifer in the neighborhood, I have come to recognize the need for reconnecting the residents with each other. Through the connection we have an opportunity to collaborate with community resources to provide education/training of nutrition, help with poverty, a respect for our earth, teach families how to grow their own food, develop Neighborhood pride, weed out crime/drug activity connect with other youth/families and build relationships to become an asset for each other.*

*I feel through a well designed and meaningful gardening/educational program we will be able to reach out to all who are in need. What ever that need is; emotionally, physically or spiritually it will be a collaboration of efforts and welcoming of one another on "common ground" just like the neighborhood stores.*

*The challenge to the creation and operation of the "Pea-Pod" Garden would be in two fold; Marketing and Training/education.*

*Firstly, the initial stages of getting a "Neighborhood Rally and Community marketing campaign started. We would need materials and communicative means market the gardening program to the residents and community. Marketing would be done through signage, public service announcements, newspaper, radio/television and paper circulation pamphlets and posters.*

*Secondly, provide resident/community investors training on the "Umbrella" Gardening Structure. Provide training/education is critical to a core group of individuals/volunteers to facilitate a system to educate potential invested gardeners. The most cost effective way of this education process would be to hire*

- Final summative evaluation at end of twelfth month
- Prepare the land for the next growing season.
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*Secondly, provide resident/community investors training on the "Umbrella" Gardening Structure. Provide training/education is critical to a core group of individuals/volunteers to facilitate a system to educate potential invested gardeners. The most cost effective way of this education process would be to hire a trainer to begin the cultivation process and facilitate training for those invested volunteer. This would be the most cost effective.*

*Research shows and most importantly common sense that one of the most powerful ways to improve a persons life is through the assets he or she has gained at an early age. With the diversified group of residents in the city of Great Falls, I feel we can make a difference to all those who want to invest in our*



Neighborhood "Store" Garden. The "Pea-Pod" Garden will focus on: **Cultivating/Educating a garden/relationship; Planting/ Development of teaching materials and a system to learn Gardening skills and appropriate food and nutrition skills to all residents; Sowing/Reaping** by Providing a safe "common ground" where relationships are built and we know each other by our names. Not to mention the great tasty rewards that comes from the earth.

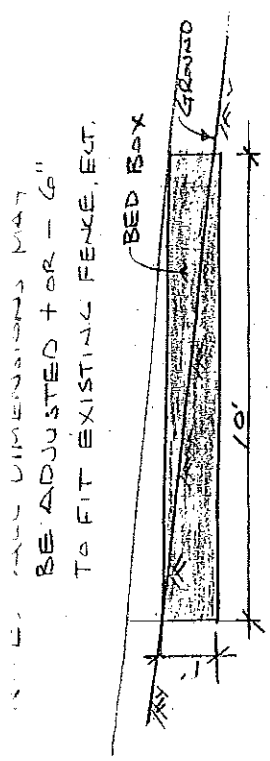
Further, the "Pea-Pods" Project will build upon the existing 40 Developmental Assets program and is a way to involve many resources from within our residential community and overall Great Falls community building assets for a common good.

It will be a win - win situation for all and hopefully in time we will see "Pea-Pods" Gardens in all neighborhoods.

Sincerely,

Traci Hronek, Lower North side, Neighborhood Watch Coordinator

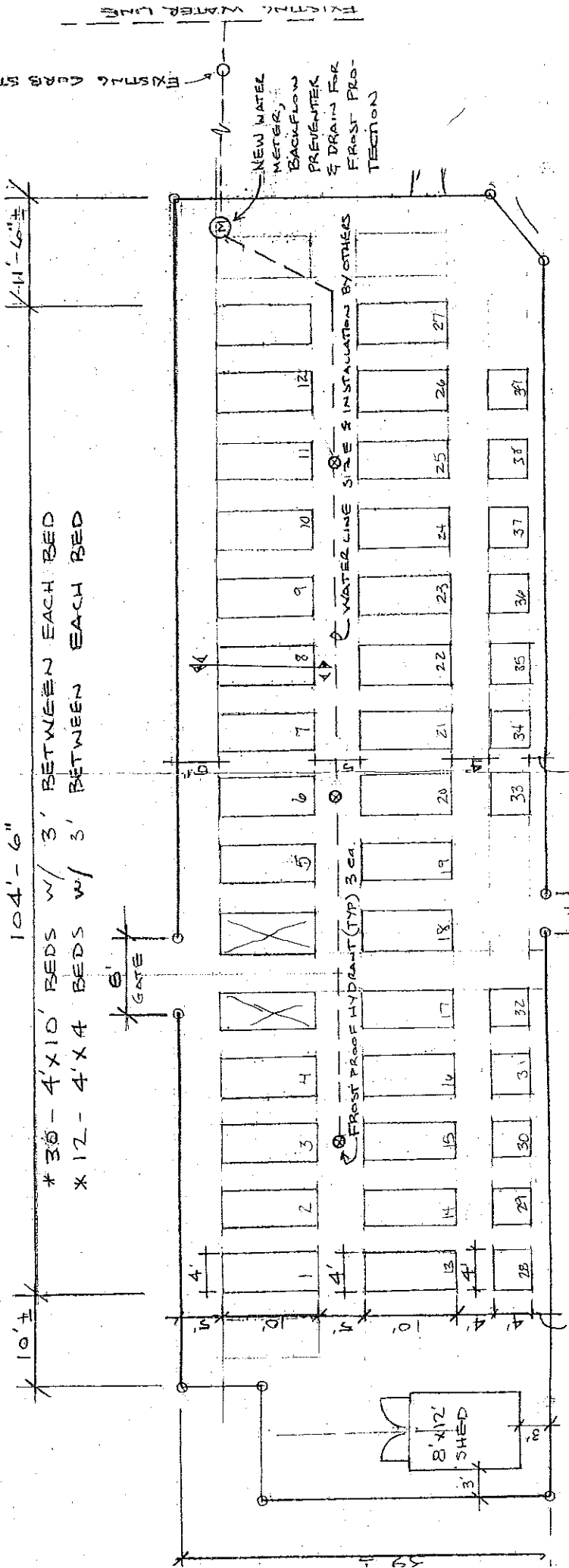
799 - 3041



SECTION A-A  
(TYP)

3. PLAN CAN BE MODIFIED TO FIT CONDITIONS BUT COORDINATE ALL CHANGES WITH TRACY 799-35341
4. WATER SYSTEM PLUMBING BY OTHERS

1. FINISH GRADE SITE
2. INSTALL BED BOXES - CUT/EXCAVATE BOXES AS NECESSARY TO LEVEL BED TOP - SEE SECTION A-A
3. THERE IS MATERIAL FOR 27-4X10 BOXES & SPACE FOR 30 BOXES TRACY WILL COORDINATE LOCATION



SCALE 1"=10'  
19 MAR 10

3 RD AV N. E 9 TH ST COMMUNITY GARDEN



# Pea Pods, Neighborhood Community Garden Application

.....sowing, planting, reaping healthy neighborhoods

Gardener: \_\_\_\_\_ Date \_\_\_\_\_

Gardening Partner \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Gardner phone \_\_\_\_\_ Partner phone: \_\_\_\_\_

Gardner email \_\_\_\_\_ Partner email: \_\_\_\_\_

I am a senior citizen     I am physically disabled     Other \_\_\_\_\_

Did you have a garden plot with this community garden last year?  Yes  No

If yes, do you want the same garden plot this year?  Yes  No

If no, what area of the garden would you like to be? \_\_\_\_\_

A fee of **\$30.00** per 10x4 plots or  2 for \$50     A fee of **\$20.00** per 4x4 raised plots

This fee is required before plots will be assigned and the fee will go toward expenses of the community garden.

A **clean-up deposit of \$15.00** the clean-up deposit will be returned in the fall after you have removed all of your plants and cleaned your plot. Payment is required for all before plots can be assigned.

Please sign up for at least three garden areas that you would be interested in volunteering with during the season. Each gardener is expected to help during the season with general chores.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Maintenance           | <input type="checkbox"/> Communication/Phone calls | <input type="checkbox"/> Mailings               |
| <input type="checkbox"/> Assigning plots       | <input type="checkbox"/> Path maintenance          | <input type="checkbox"/> Construction projects  |
| <input type="checkbox"/> Watering              | <input type="checkbox"/> Annual planting           | <input type="checkbox"/> Fall cleanup organizer |
| <input type="checkbox"/> Composting crew       | <input type="checkbox"/> Social events             | <input type="checkbox"/> Treasurer              |
| <input type="checkbox"/> Registrar             | <input type="checkbox"/> Horticulture Advisors     | <input type="checkbox"/> Garden Monitor         |
| <input type="checkbox"/> Flowerbed maintenance |  |   |

If you are a new gardener, would you like an experienced gardener to help you?  Y or  N

If you are an experienced gardener, could you help a new gardener?  Y or  N

Phone and email: All gardeners are required to share their phone number and email address with garden leaders. In addition, please Initial here  if you do not want your email or phone number to be shared with all gardeners. Only garden leaders, coordinator, registrar and communications will have access to the info for business purpose only.

(Initial) I have read the Community Garden Rules and understand that failure to meet the guidelines will result in loss of cleanup/deposit fees and gardening privileges. By signing below, I agree that I have read and understand the Gardener Guidelines and plan to abide by all of the garden rules. I understand that neither the garden group nor owners of the land are responsible for my actions. I therefore agree to hold harmless the garden group and owners of the land for any liability, damage, loss or claim that occurs in connection with use of the garden by me or my guests.

Signature \_\_\_\_\_ Date \_\_\_\_\_





## Pea Pods, Neighborhood Community Garden

.....sowing, planting, reaping healthy neighborhoods

### **Courtesy Guidelines and Rules**

*The following guidelines have been established by the members of the garden. Please read the guidelines and direct any questions to garden leaders.*

All gardeners are required to complete an application form. I will **have something planted in the garden by \_\_\_\_\_ and keep it planted all summer long.**

**I will use common courtesy, be considerate of your gardening neighbors and enjoy.**

**I will not plant tall crops nor put up devices that will shade neighboring plots.**

**I will pick only my own crops unless given permission by another plot user. I will not grow federal illegal substances in the garden.**

**If I must abandon my plot for any reason, I will notify the garden leadership and your deposit of \$15 will be return upon plot cleanup.**

**I will keep weeds at a minimum and maintain the areas immediately surrounding my plot if any. Put dead plants and weeds into compost bend provided. Any diseased or seeding of invasive weeds are to be bagged and put in the trash not to contaminate the garden.**

**If my plot becomes unkempt, I understand I will be given one week's notice to clean it up. At that time, it will be re-assigned or tilled in.**

**I will do my part to keep trash and litter out of the plot, as well as from adjacent pathways and fences.**

**I will not leave the water unattended and will be responsible for damage if left unattended. When finished gardening for the day, please roll up the hose at the faucet area, return tools to the shed and lock the shed and gates before leaving the garden.**

**I will not use fertilizers, insecticides or weed repellent. Please No smoking/chewing tobacco. They all contain toxins that can contaminate the garden plants.**

**For your safety, please supervise children in the garden. Pets, drugs including alcohol are not allowed. Please garden only during daylight hours and report theft, vandalism, and unusual activities to garden leaders or police.**

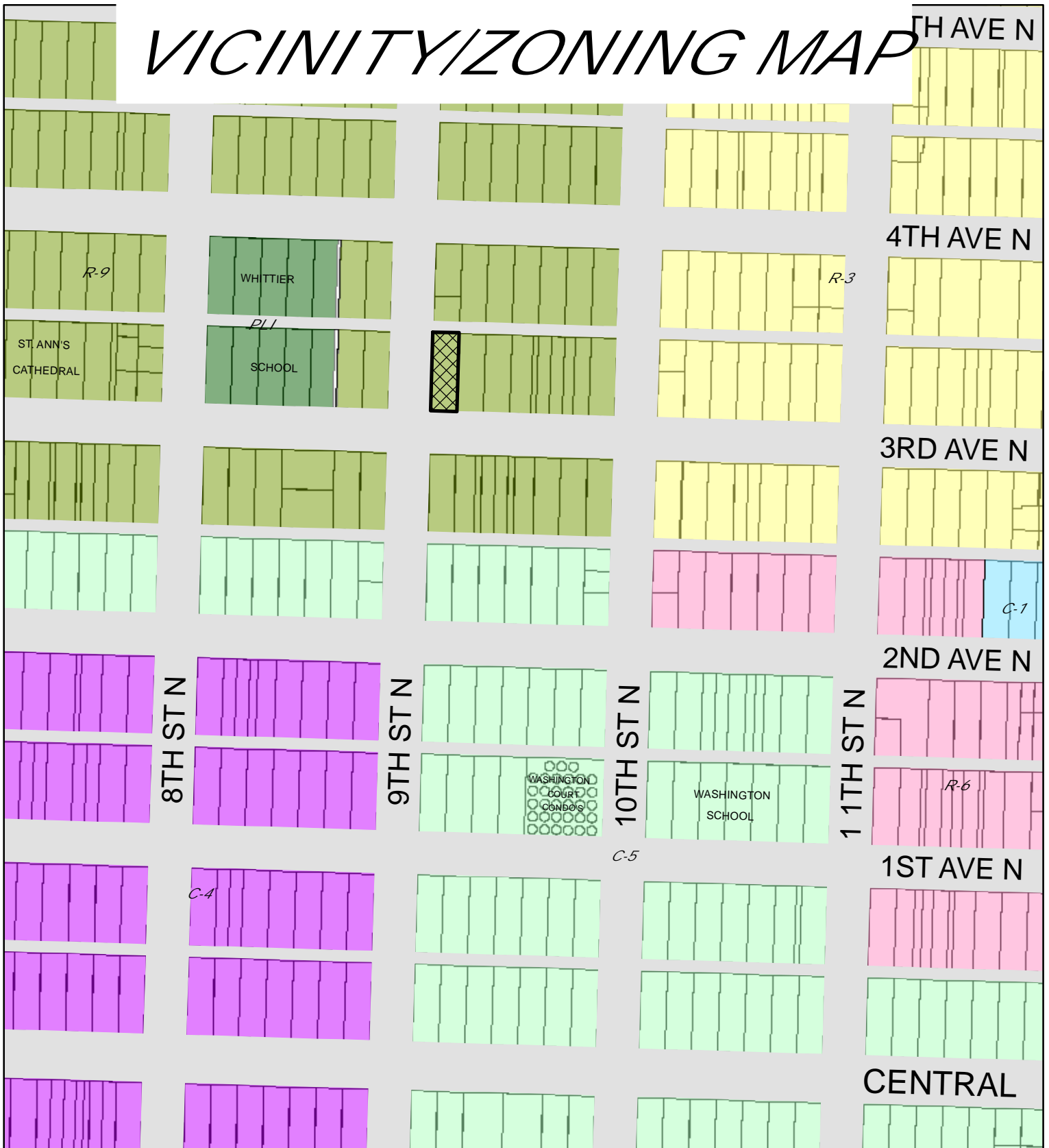
**I will participate in the fall cleanup of the garden.**

**I agree to volunteer hours toward community gardening efforts. Opportunities to volunteer are on application. I understand that neither the garden group nor owners of the land are responsible for my actions. I THEREFORE AGREE to hold harmless the garden group and owners of the land for any liability, damage, loss or claim that occurs in connection with use of the garden by me or any guests.**










**Pea Pods, it's a good thing!**

# VICINITY ZONING MAP



 LOT 14, BLOCK 241, ORIGINAL TOWNSITE, ADDRESSED AS 901 3RD AVENUE NORTH, REQUESTED TO BE GRANTED A CONDITIONAL USE PERMIT TO ALLOW A COMMUNITY GARDEN

- |   |  |  |
|---|--|--|
|  R-3 Single-family high density |  C-1 Neighborhood commercial    |  PLI Public Lands and Institutional |
|  R-6 Multi-family high density  |  C-4 Central business core      |  |
|  R-9 Mixed residential          |  C-5 Central business periphery |  |

