

**MINUTES OF THE MEETING  
OF THE  
GREAT FALLS PLANNING BOARD/ZONING COMMISSION  
May 10, 2011**

**CALL TO ORDER**

The regular meeting of the Great Falls Planning Board/Zoning Commission was called to order by Chairman John Harding at 3:00 p.m. in the Commission Chambers of the Civic Center.

**ROLL CALL & ATTENDANCE**

Planning Board Members present:

Mr. John Harding  
Mr. Michael Bates  
Ms. Cheryl Patton  
Mr. Ron Kinder  
Mr. Bill Roberts  
Mr. Thor Swensson  
Mr. Marty Byrnes  
Mr. Terry Hilgendorf

Planning Board Members absent:

Mr. Wyman Taylor

Planning Staff Members present:

Mr. Mike Haynes, Planning & Community Development Director  
Ms. Phyllis Tryon, Senior Administrative Assistant  
Ms. Jana Cooper, Planner II  
Mr. James Santoro, City Attorney

Others present:

Ms. Wendy Thomas, Deputy Director P&CD

Mr. Haynes affirmed a quorum of the Board was present.

**MINUTES**

Mr. Harding asked if there were any changes to be made to the minutes of the public hearing and regular meeting held on April 26, 2011. There were no changes and the minutes were received as submitted.

## **PUBLIC HEARING**

### **Valley View Home (1024 Valley View Drive on the Southeast corner of 11<sup>th</sup> Street NW and Valley View Drive)**

#### **PLANNING STAFF REPORT & RECOMMENDATION**

Ms. Cooper presented details of the application for annexation and establishing City zoning for 0.22 acres of an unincorporated Urban Residential lot surrounded by the R-2 Single-family medium density residential zoned neighborhood in the City of Great Falls. She presented the conditions of approval, and concluded by offering to answer any questions from the Board.

#### **PETITIONER'S PRESENTATION**

Mr. Shawn Strunk, 313 Riverview 4 West, Great Falls, stated that he and his wife, Lisa, are requesting annexation for the property at 1024 Valley View Drive.

#### **PROONENTS OPPORTUNITY TO SPEAK**

There were no proponents.

#### **OPONENTS OPPORTUNITY TO SPEAK**

There were no opponents.

#### **OTHER PUBLIC COMMENT**

There was no other public comment.

#### **PETITIONER'S OPPORTUNITY TO CLOSE**

The petitioner did not wish to close.

#### **PLANNING ADVISORY BOARD DISCUSSION & ACTION**

Mr. Harding opened the Planning Board discussion and action, stating that action will first take place as the Planning Board and then as the Zoning Commission.

**MOTION:** That the Planning Advisory Board recommend the City Commission approve the annexation of Lot 1-A to the City of Great Falls, subject to the Zoning Commission adopting Recommendation II and the three conditions attached to the report.

Made by: Ms. Patton  
Second: Mr. Roberts

Mr. Harding asked for further discussion and there was none.

Vote: The motion carried unanimously

#### **ZONING COMMISSION DISCUSSION & ACTION**

**MOTION:** That the Zoning Commission recommend the City Commission approve establishing the R-2 Single-family medium density residential district to Lot 1A, subject to the Planning Board adopting Recommendation I and the three conditions of approval.

Made by: Mr. Bates  
Second: Mr. Roberts

Vote: The motion carried unanimously.

Mr. Harding requested Ms. Cooper to explain the next procedural steps that will take place for this project. Ms. Cooper stated that the Planning Board recommendations will be taken to the City Commission, which will approve or deny the annexation and zoning. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder's Office.

The public hearing portion of the meeting was concluded.

#### **BOARD ACTIONS – NOT REQUIRING PUBLIC HEARING**

City Attorney, James Santoro, presented information on the roles and responsibilities of Boards, ethics and ex-parte communication.

There was no requested action or recommendation.

#### **COMMUNICATIONS**

##### Upcoming Planning Board Projects

1. McLean Garden Tracts – June 14<sup>th</sup> Planning Board Meeting (tentative)
2. Cascade Ridge- Pre-application meeting held on May 3, 2011 – June 14<sup>th</sup> Planning Board Meeting (tentative)
3. Shumaker Washbay – Pre-application meeting held on May 5, 2011 – June 14<sup>th</sup> Planning Board Meeting (tentative)

Project Status:

1. Great Bear Innovation Park, Phase 1 – Awaiting Additional Documents
2. Former Montgomery Energy Site – Awaiting Additional Documents
3. Taco Treat Alley Vacation – Awaiting Additional Documents

Meeting/Obligation Calendar, May 6, 2011 – May 20, 2011

A copy of the calendar is attached and incorporated herein by reference, and was received with no comment.

Petitions & Applications Received

None

Good & Welfare

Since there are no agenda items for May 24, there will be no meeting on May 24, 2011.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

The meeting was adjourned at 3:37 p.m.

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CHAIRMAN

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SECRETARY