



Planning Advisory Board
Zoning Commission
Civic Center 2 Park Drive South, Great Falls, MT
Commission Chambers Room 206
March 27, 2018

Open Meeting

1. **Call to Order 3:00 P.M.**
2. **Roll Call - Board Introductions**
 - Peter Fontana - Chair**
 - Michael Wedekind - Vice Chair**
 - Dave Bertelsen**
 - Scot Davis**
 - Anthony Houtz**
 - Tory Mills**
 - Charles Pankratz**
 - Patrick Sullivan**
 - Amanda Thompson**
3. **Recognition of Staff**
4. **Approval of Meeting Minutes - February 27, 2018**

Board Actions Requiring Public Hearing

5. **Annexation of a 20.98 parcel located directly south of the East Great Falls Retail Center and legally described in draft Certificate of Survey, assignment of Planned Unit Development zoning upon annexation, and Preliminary Plat for a Major Subdivision for a project known as Wheat Ridge Estates, Phase I**
 - Initiated by: KYSO Corporation*
 - Presented by: Tom Micuda, Deputy Director, Planning and Community Development*

Board Actions Not Requiring Public Hearing

Communications

6. **Next Meeting Agenda- Tuesday, April 10, 2018**
 - **None**
7. **Petitions & Applications Received**
 - **3125 8th Avenue North – Conditional Use Permit request for a two-unit dwelling in a single family zoning district**

Petitions Reviewed by the City Commission

- **Rockcross Commons Final Plat and Roadway Annexations- Approved**
- **Buffalo Crossing Subdivision Preliminary Plat- Approved**
- **Terrasces Conditional Use Permit- Approved**

8. Miscellaneous Reports and Announcements from Planning Board

Public Comment

Adjournment

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.) Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>.



Item: Approval of Meeting Minutes - February 27, 2018

Concurrences:

ATTACHMENTS:

- PAB Draft Minutes 2.27.18

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
February 27, 2018**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Planning Board Members present:

Pete Fontana, Chair
Michael Wedekind, Vice Chair
Dave Bertelsen
Scot Davis
Anthony Houtz
Charles Pankratz
Patrick Sullivan
Amanda Thompson
Nate Weisenburger

Planning Board Members absent:

None

Planning Staff Members present:

Thomas Micuda, Deputy Director P&CD
Troy Hangen, Planner II
Brad Eatherly, Planner I
Connie Tryon, Sr. Admin Asst

Other Staff present:

Joseph Cik, Assistant City Attorney
Jim Rearden, Director Public Works
Jim Young, City Engineering
Jesse Patton, City Engineering

Mr. Micuda affirmed a quorum of the Board was present. He also announced that the 2nd public hearing item on the agenda, the annexation of Wheat Ridge Estates, has been postponed per the applicant's request. The public hearing for that project will be held on March 27, 2018.

MINUTES

Action Minutes of the Planning Advisory Board/Zoning Commission. Please refer to the audio/video recording of this meeting for additional detail.

Chair Pete Fontana asked if there were any comments or corrections to the minutes of the meeting held on January 23, 2018. Seeing none, Mr. Davis moved to approve the minutes. Mr. Wedekind seconded, and all being in favor, the minutes were approved. Mr. Fontana asked if there were any comments or corrections to the minutes of the meeting held on February 13, 2018. Seeing none, Mr. Bertelsen moved to approve the minutes. Mr. Sullivan seconded, and all being in favor, the minutes were approved.

BOARD ACTIONS REQUIRING PUBLIC HEARING

Annexation and Final Plat for Rockcress Commons 23rd Street South & 24th Avenue South

Troy Hangen, Planner II, said the requested annexation of the adjoining rights-of-way was unintentionally overlooked in the recently approved annexation for the Rockcress Commons project. With these annexed rights-of-way, the developer will construct and extend all required City utilities, as well as public streets constructed to meet City standards. The annexation will allow property bordering the eastern and southern edges of the project to become dedicated City rights-of-way.

The proposed parcel to be subdivided into five lots was part of a much larger 29.4 acre property subdivided within the County last year. Annexation of 7.972 acres and a PUD zoning designation were approved by the City Commission on December 5, 2017. The applicant is ready for building permits, but in order for the project to be initiated, the final subdivision plat must be approved. Mr. Hangen reviewed the approved site plan that went through the Design Review Board, as well as the final plat. He reviewed the Findings of Fact as listed in the staff report. Staff recommends approval, and Mr. Hangen offered to answer any questions.

PETITIONER'S PRESENTATION

Neil Fortier, NeighborWorks Great Falls, thanked staff for working with them to move this project forward, and offered to answer any questions.

PUBLIC QUESTION AND ANSWER SESSION

There were no questions.

PUBLIC COMMENT

Brett Doney, 300 Central Avenue, spoke in favor of the project.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board recommend the City Commission adopt a resolution to annex the Subject property.

Made by: Mr. Sullivan
Second: Mr. Bertelsen

VOTE: All being in favor, the motion carried.

MOTION: That the Planning Advisory Board recommend the City Commission adopt the final plat of the amended plat of Lot 4A in Medical Tech Park Minor Subdivision for Rockcross Commons, subject to the Applicant fulfilling the listed Conditions of Approval.

Made by: Mr. Weisenberger
Second: Mr. Davis

VOTE: All being in favor, the motion carried.

Preliminary Plat for Buffalo Crossing Subdivision Central Avenue West and Bay Drive

Brad Eatherly, Planner I, said the subject property is 2.22 acres and zoned M-2 Mixed-use transitional. The property, which is a long linear strip of land along the western edge of the Missouri River, currently has two structures. One structure is proposed for renovation and reuse, while the other is proposed to be removed as a part of future development. The applicant is proposing to subdivide the property into six lots and create a project known as Buffalo Crossing, with the hopes of future development consistent with the M-2 zoning district.

As development occurs, sidewalks will be installed, as well as new access to the property and trail connections from Bay Drive to the River's Edge Trail. Mr. Eatherly reviewed the Findings of Fact as listed in the staff report and said staff recommends approval of this project.

PETITIONER'S PRESENTATION

Lyle Meeks, NCI Engineering, thanked staff and offered to answer any questions from the Board.

PUBLIC QUESTION AND ANSWER SESSION

Stuart Lewin, 615 3rd Avenue North, stated he was on the Missouri River Corridor Planning Committee and asked if the plan was consulted when making the staff recommendation. Mr. Micuda said when development is proposed, planning documents will be reviewed. However, this particular request is simply to subdivide the lot; there is no development proposal at this time.

Susan Colvin, 287 McIver Road, said the riverbank is hard to stabilize in that area, and asked staff to address that concern. Mr. Eatherly said there is currently a retaining wall alongside the trail and the property, so no damage to the riverbank should occur. Ms. Colvin also inquired how parking would be possible on the site, and Mr. Eatherly said when development plans do occur, parking is a requirement that will be addressed. There was discussion on the floodplain and clarification that there could be development on the site.

Mr. Pankratz asked if the zoning will change, and Mr. Eatherly said no.

Mr. Wedekind asked if it was the intent of the owner to redevelop the building that will remain on the property. Mr. Eatherly said the owner was looking for someone to purchase the lot that

would contain this building. Mr. Wedekind asked if approving this subdivision would lock a future developer into keeping the building on the property, and Mr. Micuda said no.

Susan Hillstrom, 607 3rd Avenue Southwest, asked for clarification on if the subdivision request was for residential. Mr. Eatherly said the M-2 zoning can include some residential and some commercial. He emphasized that no development proposal has come forward yet.

Mr. Houtz asked staff to clarify that the proposed lot arrangement will not make any of the lots nonconforming. Mr. Micuda said the southern building will need to be demolished in order for the lot configuration to work. Mr. Houtz asked if that needed to be a condition of approval upon recommending approval of the subdivision, and Mr. Micuda said they could; however, it could be done at final plat approval as well.

PUBLIC COMMENT

Brett Doney, 300 Central Avenue, spoke in favor of the subdivision.

Stuart Lewin, 615 3rd Avenue North, spoke in opposition of the project. He expressed his concern for developing too close to the river.

Susan Hillstrom, 607 3rd Avenue Southwest, said she agreed with Mr. Lewin's sentiments, and expressed her concern for potential development.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board recommend the City Commission approve the preliminary plat of the Buffalo Crossing Subdivision as legally described in the staff report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.

Made by: Mr. Sullivan
Second: Mr. Davis

Mr. Sullivan expressed his support for this project for future development and growth of the community.

Mr. Davis expressed his support of the project and believes this proposed subdivision will make the lots more saleable.

Mr. Fontana said he believed this was a good development for this small parcel of land, and is an improvement to the current status of the lot.

Mr. Pankratz mentioned the owner does have the right to develop the property, and the role of the government is to make sure the development conforms to code and regulations.

VOTE: All being in favor, the motion carried.

COMMUNICATIONS

Next Meeting Agenda – Tuesday, March 13, 2018

- None

Mr. Micuda said the March 13 meeting will most likely be cancelled, and reminded the Board Wheat Ridge Estates will be on the March 27 agenda.

Petitions & Applications Received:

- None

PUBLIC COMMENT

Brett Doney, 300 Central Avenue, encouraged the Board to look through the West Bank Urban Renewal Area document.

Susan Hillstrom, 607 3rd Avenue Southwest, clarified she was not anti-development; she would just like to see this potential development carefully reviewed.

ADJOURNMENT

There being no further business, Chair Pete Fontana adjourned the meeting at 4:04 p.m.

CHAIRMAN

SECRETARY



Date: March 27, 2018

City of Great Falls
Planning Advisory Board/Zoning Commission Agenda Report

Item: Annexation of a 20.98 parcel located directly south of the East Great Falls Retail Center and legally described in draft Certificate of Survey, assignment of Planned Unit Development zoning upon annexation, and Preliminary Plat for a Major Subdivision for a project known as Wheat Ridge Estates, Phase I

Initiated By: KYSO Corporation

Presented By: Tom Micuda, Deputy Director, Planning and Community Development

Action Requested: Recommendation to the City Commission

Public Hearing:

1. Chairman conducts public hearing, calling three times each for opponents and proponents.
2. Chairman closes public hearing and asks for the will of the Planning Advisory Board/Zoning Commission.

Suggested Motion:

Suggested Motion #1:

1. Planning Advisory Board Member moves:

"I move that the Planning Advisory Board recommend the City Commission (adopt/deny) a resolution to annex the Subject Property, based on the accompanying Findings of Fact."

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

Suggested Motion #2:

1. Zoning Commission Member moves:

"I move that the Zoning Commission recommend the City Commission (adopt/deny) the assignment of a zoning designation of Planned Unit Development upon the Subject Property, based on the accompanying Findings of Fact."

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

Suggested Motion #3:

1. Planning Advisory Board Member moves:

"I move that the Planning Advisory Board recommend the City Commission (adopt/deny) the

Preliminary Plat for Wheat Ridge Estates, Phase I, based on the accompanying Findings of Fact."

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

Staff Recommendation:

Staff recommends denial of the annexation, PUD zoning request, and Preliminary Plat for Wheat Ridge Estates, Phase I.

Summary:

The applicant, KYSO Corporation, is requesting annexation of a 20.98 acre parcel located south of the East Great Falls Retail Center anchored by the Walmart Superstore. The parcel requested for annexation is part of a much larger 227.63 acre parcel. That parcel is bordered by the Walmart store and vacant commercially zoned property to the north, the KOA Campground and vacant property to the west, vacant property to the south, and vacant property to the east. The northeast portion of the 227.63 acre property adjoining US Highway 89 and the Malmstrom Air Force Base contains a 10.21 acre Airfield Restrictive Easement not being disturbed for development. This decreases the total potential development area of the larger parcel to 217.42 acres.

The entire parcel is located within the Cascade County Planning Jurisdiction. It is zoned Agricultural, which restricts development to single family detached units or two-unit dwellings on parcels that must be at least 20 acres in size. Because the parcel is contiguous to the City limits as a result of the East Great Falls Retail Center annexation, the applicant has filed a Certificate of Survey with the County to divide off a 20.98 acre parcel through an agricultural exemption to the County's Subdivision Ordinance. Since the 20.98 acre parcel would be adjacent to the City limits, it is eligible for annexation consideration.

The applicant has long had a vision of developing the entire parcel as a master planned community featuring different types of residential housing products, mixed use parcels immediately adjoining the East Great Falls Retail Center, a Town Center featuring some higher density housing and commercial services, and numerous pocket parks and linear greenways. Because of this concept, the applicant is requesting Planned Unit Development (PUD) zoning for the 20.98 acre tract to be annexed. The applicant's proposal for the 20.98 acres includes subdivision to create three mixed use lots. Although these lots would be zoned PUD, the development of the lots is proposed to be modeled after the development standards and allowed uses of the City's M-1 Mixed-use zoning district. This district allows a range of residential housing types, some retail uses, office uses, institutional uses, and light manufacturing. The combined area of the mixed use lots is 1.82 acres.

The applicant also wishes to subdivide another portion of the 20.98 acres for 37 single family detached home lots. All of the proposed lots would be at least 11,500 square feet and most resemble development one would find in the City's R-2 Single-family medium density zoning district, which requires 11,000 square foot residential lots. The remaining development standards for this portion of the proposed PUD such as lot width, building heights, setbacks, and lot coverage percentage are requested to be a mix of standards found in the City's R-1, R-2, and R-3 zoning districts. Although the proposed use of the lots will be for single family detached homes, the applicant is requesting permitted uses of property consistent with the R-1 zoning district. The combined area of the residential lots is 12.50 acres, with the remaining acreage being devoted to streets (public and private) and greenspace.

The applicant's request for annexation of 20.98 acres, establishment of PUD zoning, and a Preliminary Plat to subdivide the mixed use and single family home lots requires consideration by both the Planning Advisory Board/Zoning Commission and City Commission. Staff analysis of applicable review issues is provided in the background section of the report.

Notice for the February 27 Planning Board/Zoning Commission meeting was published in the *Great Falls Tribune* on February 11. Just prior to the February 27 hearing, the Applicant requested and was granted a postponement of the hearing date. As a result, additional public hearing notice was provided for the March 27 hearing. Since this notice as well as the posting of a sign and adjoining property owner, staff has not fielded any contacts for information or positive or negative input. The project was presented by the applicant at a Neighborhood Council District #5 meeting on February 19. The meeting was well attended, and the Council voted unanimously in support of the project.

Background:

The applicant has been developing property within Great Falls for many years. Specifically, the applicant has developed the Berkner Heights residential subdivision as well as the East Ridge residential subdivision in the southeast portion of the community. The applicant has been interested in developing the larger 227.63 acre parcel since 2005. For various reasons, including City concerns about the potential impacts of development on Malmstrom Air Force Base, no development proposal has moved forward for public hearing review.

The City is not required to approve every application to annex property but required to evaluate a request for annexation on its individual merits as they relate to the City's interests. If a weighing of the merits does not support annexation, the City may disapprove the application. MCA §7-2-4601(3). Simply put, annexation is discretionary, not mandatory.

The City's evaluation of the applicant's annexation, zoning, and subdivision requests requires the Planning Board/Zoning Commission to base its recommendation to City Commission on specific Findings of Fact for each request. In its own evaluation of proposed Findings of Fact, City staff discussed the proposed project with other City departments as well as representatives from Malmstrom Air Force Base. These discussions revealed the presence of several challenges:

Public Safety Service: Because the 20.98 acre parcel is only contiguous to the City limits on the parcel's north side and because the property is located at the southeast boundary of Great Falls, it presents challenges for police, fire, and emergency services. In the event of a fire or EMS call, the typical response to an incident on this parcel would come from City Fire Station #3 located at 3325 Central Avenue. According to Great Falls Fire Rescue, the current average response time to provide service to the adjoining Walmart property is approximately 6-7 minutes. A 4-minute response time is the industry standard for service according to the National Fire Protection Association. Please see a color-coded response time map provided by the Fire Department as an attachment to this report.

While the attached map shows other areas already in the City that have equal or even longer response times, there are some other aspects about the parcel's locational context and proposed access design that cause additional challenges. First, the submitted Phase I Subdivision Plan only shows a single public street access for the 37 single family lots and 3 mixed use lots using a proposed extension of 57th Street South. The 2012 International Fire Code (IFC), Appendix D, requires two separate and approved fire apparatus access roads when the number of dwelling units exceeds 30. The applicant has initiated

the permit process with the Montana Department of Transportation to get an emergency access approach onto Highway 89. An exhibit showing the proposed approach location is included as an attachment to this report and was added to the master plan for the area. The applicant has not formally incorporated the emergency access into the proposed Phase I plan and committed to its construction. Additionally, Great Falls Fire Rescue would require this access to be paved, while the applicant's submission indicates that only a gravel surface would be provided.

Complicating the City service issue even further is the parcel's location in reference to properties to the west. The parcel borders a developed property, the KOA Campground, but that property is not annexed into the City and is served by a private drive that doesn't connect to the applicant's parcel. The nearest existing east-west oriented public street to the west of the parcel (13th Avenue South) is over 1/2 mile from the applicant's project. The Annexation Improvement Agreement for the East Great Falls Retail Center required dedication of a 60-foot wide right of way for 13th Avenue South. A small portion of this right of way borders the applicant's proposed development. If this development is approved and additional future phases in the master plan area are considered for annexation, due consideration should be paid to constructing 13th Avenue South within this dedicated right of way to facilitate not only emergency services, but general City service delivery and overall transportation connectivity for the entire master plan.

Stormwater Management: The applicant has provided a preliminary stormwater drainage submission to the City for the entire master plan area. This plan proposes a series of detention ponds designed to hold the post-development rate of flow to slightly less than the pre-development flow rate currently occurring for the property. The applicant is proposing a fairly large detention pond that would temporarily remain in the County's jurisdiction and has been designed to capture and detain storm drainage from the proposed Phase I subdivision as well as future development phases 2-9 (almost the northern half of the entire property).

Much like with the public safety issue, the challenge for the City is the property's location. Phase I as well as the larger proposed master plan area are located at the top of a drainage basin that flows into an area known as "Gibson Flats." Currently, the City is involved in litigation over alleged stormwater drainage and groundwater impacts stemming from previous developments in the area which were annexed into the City limits. The litigating party against the City owns property that borders and lies to the south of the master plan area. As a result, additional drainage and groundwater from development of the proposed Phase I area may adversely affect the area and associated litigation.

While the applicant's plan provides a typical detention approach by reducing post-development runoff to pre-development conditions, it will cause increased volume of water into, and potential groundwater impacts on, the sensitive downstream system. As a result, the City's Engineering Department has recommended that Phase I stormwater either be retained completely through a lined pond or pumped into the next drainage basin to the north. The applicant is not in favor of either approach. This is a difficult issue, and one the Board should understand prior to considering annexation and higher density development.

Impacts Associated with Malmstrom Air Force Base: Once again, the property's location creates an annexation and development challenge because of its proximity to Malmstrom Air Force Base. City staff members have talked to both representatives of the Air Force Base as well as Montana Air National Guard (MANG) about the potential development of the master plan area. Additionally, staff members have discussed the specific Phase I annexation and development proposal with Malmstrom representatives.

After the Air Base had its historical flying mission officially realigned in 1995, regular discussions have occurred between the Air Base, City, and County officials over how to strike an appropriate balance between how to protect the existing and future operational capabilities of the Air Base while still allowing for appropriate development on the east side of the community on lands proximate to the Base's runway.

Discussions on this issue gained focus during the planning and development of what is known as the Joint Land Use Study (JLUS). Resolution 9965 pertaining to this study was adopted by the City Commission on May 1, 2012. The last recital before the proclamation states, "Whereas, the City of Great Falls finds the recommendations contained in the JLUS may protect the mission and future missions of Malmstrom, encourage compatible land use around the base and help to sustain growth within the City and Cascade County." The City Commission accepted the report and indicated that it may be used as a resource in developing future land use decisions.

The JLUS identifies a significant portion of the larger master plan area within what is known as Accident Potential Zone I (APZ). Please see a map attachment developed by the City overlaying the Phase I project, larger parcel, and APZ. According to the map results, 89 percent of the larger parcel is within the APZ. For the proposed 20.98 acre annexation and subdivision request, slightly less than 30 percent of the acreage is shown within the APZ.

The following excerpt from pages 3-8 of the JLUS provides some guidance regarding land use planning in areas proximate to the Air Base.

COMPATIBLE USES

Open Space – This use typically has few structures and excludes residential and other developed uses.

Agricultural – This use typically restricts the number of structures and allows for limited or very low density inhabitable structures and other developed uses.

Commercial – This use is compatible when not within a designated military safety zone and buildings and structures are below a specified building height.

Industrial – This type of use typically may be compatible because industrial uses have many of the same characteristics as military uses (e.g. noise, dust, steam, smoke, safety, etc.). Industrial uses located near military *housing*, however, can be incompatible but impacts may be mitigated depending on the specific use.

INCOMPATIBLE USES

Medium to High Density Residential – These uses are not compatible within close proximity to military facilities because high numbers of people are permanently congregated in small areas. In general, residential uses are discouraged near military facilities because of increased safety risks, noise exposure and the typical heights of high density buildings, which can interfere with low-level flights.

Schools, Childcare Centers, Assisted Living Complexes – These uses encourage the congregation of people and tend to be noise sensitive.

Public Institutions – These uses encourage the congregation of people and tend to be noise sensitive.

Office Buildings – These uses encourage the congregation of people.

The JLUS is a land use planning document that has not resulted in revisions to the City's Land Development Code or zoning maps. Staff is providing this summary to the Planning Advisory Board/Zoning Commission because the document should be considered in the evaluation of the applicant's annexation request. Additionally, a memo from Malmstrom has been provided as an

attachment to this report to provide the Board additional information. Currently, there are helicopter training runs flying over the larger parcel area. Staff is advised that the Air Base and the Air National Guard unit are also collaborating to consider developing a future C-130 flying mission that would involve the construction of what is called an "Assault Landing Strip" that is proposed to be located just east of the current runway. The planning for this landing strip is in the Environmental Assessment process. Although staff acknowledges that the higher volume noise contours of the Environmental Assessment are not shown to encroach on the applicant's annexation area, staff remains concerned about the possibility of noise complaints and expected sound mitigation measures from future residents of the development. Staff has advised the applicant on multiple occasions to proactively identify proper noise mitigation techniques into the construction design for both the mixed use buildings and residential dwellings. To date, the applicant has not addressed this issue in its petition for annexation. If the Board recommends in favor the project, this mitigation should be considered as a condition of approval.

Other Issues and Review Comments: During the City's review of the proposed annexation, PUD, and preliminary plat, the City has identified a short list of additional review issues that should be considered by the Planning Board/Zoning Commission if it recommends in favor of the proposal.

1. Annexation Improvement Agreement - Because City staff and the applicant both prefer a board decision on the annexation before working on a detailed Annexation Improvement Agreement, any decision to approve the project should be conditioned on the City and applicant developing a separate Improvement Agreement that would have to be approved by City Commission.
2. Street Naming - The applicant has indicated that the proposed extension of 57th Street into the proposed subdivision would be called "Wheat Ridge Parkway." This renaming of a major City street is not consistent with the City's street naming policy. The proposed street extension should be identified as 57th Street South.
3. Median for Proposed 57th Street Extension - Several City departments provided comment on the proposed medians. Park and Recreation noted that they do not have the staff capacity to maintain the medians. The applicant already understands this and proposes that they be maintained by a Homeowners Association. The Street Department also noted that City snow removal, which would occur on the 57th Street South extension, is complicated by median barriers. This issue would need to be addressed if the project moves forward. The Street Department also noted that the proposed drainage swales in the 57th Street boulevard are not desirable for street subgrade and road section integrity.
4. Transportation Connectivity - Staff has noted several issues: 1) If the entire master plan area is developed, more streets should be stubbed to perimeter property lines - particularly 57th Street South, 2) The second access point shown by the applicant as an emergency access drive only should actually be an access drive that could be used by residents for increased connectivity, and 3) The proposed local street for the 19 lots east of 57th Street South should actually be connected to the alley running to the north of the proposed residential units.
- 5) Utilities - More detailed discussions are required between the applicant and Public Works. The proposed water line extension on 57th Street South needs to be moved outside of the proposed median to allow for easier maintenance. Much more detail is needed to work out the details of the proposed lift station concept and sewer force main construction.

Fiscal Impact:

At the February 19 Neighborhood Council meeting, the applicant was specifically asked about property tax benefits for the project. The applicant noted that development of the entire master plan area could result in an estimated benefit of approximately one million dollars over time. The costs of providing public safety, utility, and street maintenance services are unknown. However, both the Fire Department and Engineering Department have significant concerns about providing fire protection, EMS response, and stormwater management. There is ongoing City discussion about the pressure that additional annexation places on fire protection services, and the location of the applicant's annexation request puts this issue into more focus.

Alternatives:

The Planning Board/Zoning Commission could recommend in favor of the proposed annexation, PUD zoning, and preliminary plat. In this instance, the Planning Board/Zoning Commission would need to develop alternative Findings of Fact which support that decision.

Concurrences:

The Fire Department, Public Works Department, Legal Department, and City Managers Office have been consulted on this petition and concur with the staff's recommendation against the applicant's request.

ATTACHMENTS:

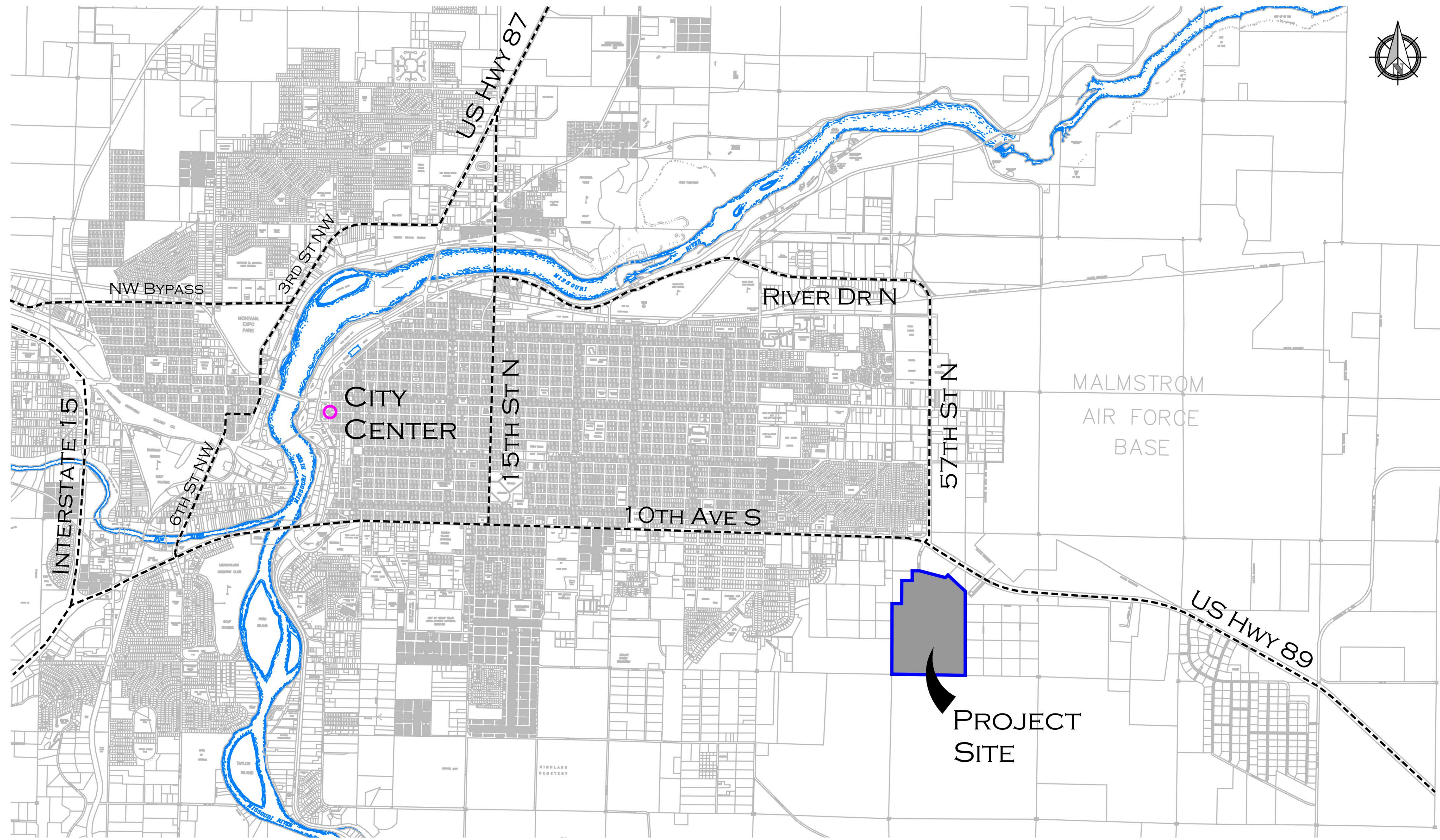
- ▢ Vicinity Map
- ▢ Existing Conditions
- ▢ Purpose and Intent Narrative
- ▢ Conceptual Site Plan
- ▢ Overall Site Plan
- ▢ Draft COS
- ▢ Findings of Fact - Annexation
- ▢ MAFB Accident Potential Zone Map
- ▢ Memo from MAFB
- ▢ Growth Policy
- ▢ PUD Lot Design
- ▢ Findings of Fact - Planned Unit Development
- ▢ Phase I Site Plan
- ▢ Findings of Fact - Subdivision
- ▢ Fire Response Time
- ▢ Road Section
- ▢ Monument Examples



VICINITY / REGIONAL TRANSPORTATION MAP



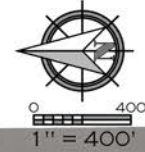
WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS



WHEAT RIDGE ESTATES - PH1
PLANNED UNIT DEVELOPMENT
GREAT FALLS, MT



EXISTING CONDITIONS



RICHARD N HIGGINS
PO BOX 322
ULM, MT 59485-0322
S15, T20 N, R04 E
IN SE/4 MKS 4, 5, 10-15
ACRES 83.42

EXISTING AIRFIELD
RESTRICTIVE
EASEMENT
10.21 ACRES

KYSO CORPORATION
2901 4TH AVE/N
GREAT FALLS, MT 59401-2913
GREAT FALLS RETAIL CENTER ADDITION,
BLOCK 002, LOT 001, ACRES 21.521

KYSO CORPORATION
2901 4TH AVE N
GREAT FALLS, MT 59401-2913
S15, T20 N, R04 E, IN W/2, MK 3

AREA TABLE

TOTAL = 227.63 ACRES

EXISTING AIRFIELD
RESTRICTIVE EASEMENT
= 10.21 ACRES

TOTAL = 217.42 ACRES

JOHNSON L INC
123 GIBSON FLATS RD
GREAT FALLS, MT 59405-8104
S22, T20 N, R04 E, ALL MK 3
ACRES: 640.00

WAL-MART REAL ESTATE BUSINESS TRUST
2001 SE 10TH ST
BENTONVILLE, AR 72712-6489
GREAT FALLS RETAIL CENTER ADDITION,
BLOCK 001, Lot 001, ACRES 26.224

KOA CAMPGROUND
EXPANSION

GREAT FALLS KOA CAMPGROUND LLC
1500 51ST ST S
GREAT FALLS, MT 59405-5625
S16, T20 N, R04 E, PARCEL A
COS #4836 IN W2 SEC 15 & E/2E2 SEC 16
& ALL OF THE NENESE OF
SEC 16, MK 2FF & 2F, ACRES 34.335

PATRICIA AREHART ETAL
405 HARBORVIEW DR
PROSPERITY, SC 29127-9715
S16, T20 N, R04 E, 3349, PARCEL 000
IN N2SW4, SE4SW4, S2SE4 MK 1 J L S 9.863L
ACRES: 140.657

LOREN D SMITH
1500 51ST ST S
GREAT FALLS, MT 59405-5626
S16, T20 N, R04 E, SENESE MK 2J
ACRES: 9.35



WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

WHEAT RIDGE ESTATES - PH1
PLANNED UNIT DEVELOPMENT
GREAT FALLS, MT

We have annotated the City of Great Falls Development Application checklist, form date 5/1/14, to assist you and your staff in evaluating the submission. The following is intended to supplement the checklist annotation:

PURPOSE AND INTENT

a) Project Overview and Goals

The proposed residential and mixed-use community, offering homes within walking distance from newly developed commercial and retail locations, inviting trails and wide sidewalks, an overall park-like setting, and interconnecting streets that reach out to the community at large, sets the standard for communities to come in Great Falls. For these reasons, the applicant respectfully requests a PUD zoning to help further promote flexibility in development design and to permit planned diversification while at the same time creating a community rich with functional and beneficial open spaces, both natural and proposed.

b) Overall design concept to include, use categories, themes, or other significant features

The location of the development and the topography of the existing property drove the design and layout of the proposed development. A connected neighborhood / community was the primary design concept with a desire to provide diverse housing options in order to be inviting to all prospective home buyers / tenants. Lots with higher elevations and those along the perimeter were conceptually designed to be view lots to take advantage of the natural property to the south of the development. Moving towards the center of the community the density of the proposed development increases. It would include alley-loaded town house, a gated community, and a multifamily parcel surrounding a town center type of commercial area that would be the eventual focal point of the development for community events and activities.

As the development is constructed the focus of the design was to maintain a sense of continuity and accessibility for non-motorized traffic. The central parkway is the foundation of this and serves as the main corridor from the entrance to the community down to the town center.

Land Use Plan

a) Description of proposed land use categories, include acreages and location if more than one land use category is proposed

The overall concept of the development was to include multiple land uses in order to provide more of a community feeling. In the conceptual layout of the site the largest use category will be residential (~197 acres) with varying densities represented. Commercial / Mixed Use areas (~7 acres) were included at the entrance to the development as well as in the middle of the project to serve as a focal point for activities.

b) Brief discussion of the Conceptual Site Plan

The main idea of the layout of the site was to extend 57th Street from the northern boundary all the way to the south to the Town Center area and that would serve to give access directly to the center of the site for non-residents while giving residents local access that was a step up from the standard roadway. Density of the residential areas starts out low along the north and east boundaries with the view lot concept and gradually increases towards the center of the site where the higher-density, alley-loaded townhome concept is introduced surrounding the Town Center areas.

Natural topography was followed as closely as possible and drainage pathways were analyzed and used as the basis of the layout of the pathway system throughout the site. Non-motorized access around the site as well as to the commercial area to the north of the development was a primary focus of the design not only to provide local residents with alternative transportation methods to and from the site but also to make the neighborhood accessible and inviting to visitors.

Site Conditions and Location

a) Acreage

The overall site proposed for the development contains 227.63 acres. The portion of the overall site that is proposed as Phase 1 is 20.98 acres.

b) Location in relation to major intersections or areas of regional significance

The development is located to the south of the 57th Street and 10th Avenue South intersection which is a signalized intersection to accommodate the commercial developments that will be constructed on the lots on the adjacent properties to the north of the site.

c) Topography and natural features

The elevations on the site are highest on the north boundary and slope downward as you move to the south with some higher areas along the east side of the property. There are multiple drainage pathways on the site that convey storm water from the north and northeast areas in a south and southwesterly direction.

Zoning and Land Use Compatibility

a) Describe existing zoning on and adjacent to site, to include conformance with the objectives, policies, design guidelines, and planned land uses and intensities of all applicable planning areas

The site proposed for development is currently used for agriculture and is located outside of the Great Falls city limits. The current zoning assigned to the lot is A which is the same as the zoning assigned to the adjacent lots to the southwest. The lots to the west are zoned MH.

b) Describe existing land uses on and adjacent to site

Properties to the east, south, and southwest have similar land uses to the subject property which is used as an agricultural field. The property to the west is a KOA Campground and the properties to the north are commercial properties that are in the process of being developed.

c) Describe existing and adjacent character

Development of the site will be a major transformation of the site from a bare land to a new and exciting neighborhood and community that will bring new life and energy to this side of town in addition to the new commercial developments that are proposed to be constructed to the north.

List of Uses

a) Permitted Uses

Land uses for this development will follow the proposed PUD zoning regulations

Development Standards

a) Density and number of dwelling units

Phase 1 of the development will contain 3 mixed use and 37 single-family residential parcels.

Future proposed phases will have low density single-family residential, pockets of medium to high density residential, mixed-use, commercial, multi-family, private community, and estate lot parcels. Based on preliminary master plan site layouts of the entire parcel there could ultimately be more than 500 lots created.

- b) Minimum lot width/depth
- c) Building setbacks/build to lines (See attached PUD Zoning Standards table
- d) Landscape setbacks for items b - h)
- e) Building separation
- f) Height

g) Lot coverage

- Assumed maximum building footprint of 50' x 50' = 2,500 sf
- Assumed a 25' wide driveway from setback to lot line = 500 sf
Total lot coverage area = 3,000 sf (used 3,500 sf in storm calcs)

h) Division of Uses

Design Guidelines

The Guidelines for Design Review section of the Zoning Ordinance establishes minimum design guidelines for development. The PUD Narrative is expected to exceed these standards by meeting the Objectives outlined in the Planned Unit Development Basis of Decision (17.16.29.050)

Signs

a) Location

An entry feature is proposed on the north end of the parkway and road signage will be placed at each intersection closely following standard City of Great Falls standards.

b) Size

Road signs will closely follow City standards for size.

Infrastructure

a) Circulation Systems (streets, pedestrian circulation, trails, etc.)

Road layout has been based on a master site plan that can be seen on the overall site layout plan. An overall pedestrian / bicycle trail system has been incorporated into the master plan which includes a dedicated bike lane on both sides of the entire length of the parkway from the north boundary to the Town Center.

Road layout was configured to follow the existing topography of the site while focusing the travel through the site to the town center on the south end of the site which is the main feature of the development.

b) Grading and Drainage

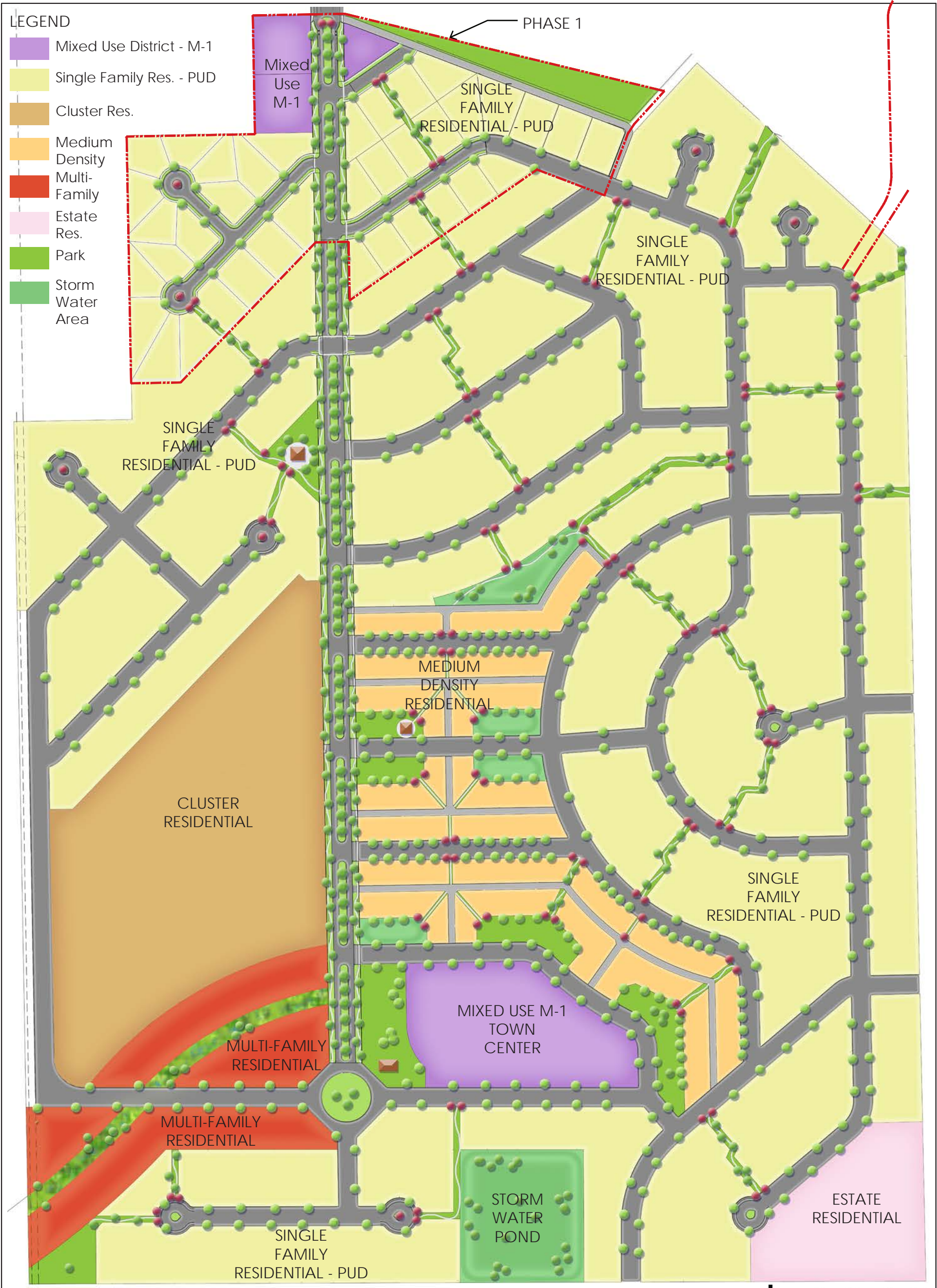
The Phase 1 site grading has been designed to closely follow existing topography where possible. The north end of the Parkway will be lowered from the existing grades to minimize the road grade and it will include drainage channels on both the east and west sides that will be the main collection method for runoff and will convey runoff to the south through a number of culverts and temporary swales to the proposed detention pond which has been designed to control flows from the first 9 preliminary phases.



WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

**WHEAT RIDGE ESTATES - PH1
PLANNED UNIT DEVELOPMENT
GREAT FALLS, MT**





LEGEND

- Mixed Use District - M-1
- Single Family Res. - PUD
- Cluster Res.
- Medium Density
- Multi-Family
- Estate Res.
- Park
- Storm Water Area

PHASE 1

Mixed Use M-1

SINGLE FAMILY RESIDENTIAL - PUD

SINGLE FAMILY RESIDENTIAL - PUD

SINGLE FAMILY RESIDENTIAL - PUD

MEDIUM DENSITY RESIDENTIAL

CLUSTER RESIDENTIAL

SINGLE FAMILY RESIDENTIAL - PUD

MIXED USE M-1 TOWN CENTER

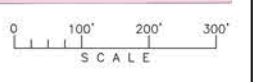
MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

STORM WATER POND

SINGLE FAMILY RESIDENTIAL - PUD

ESTATE RESIDENTIAL



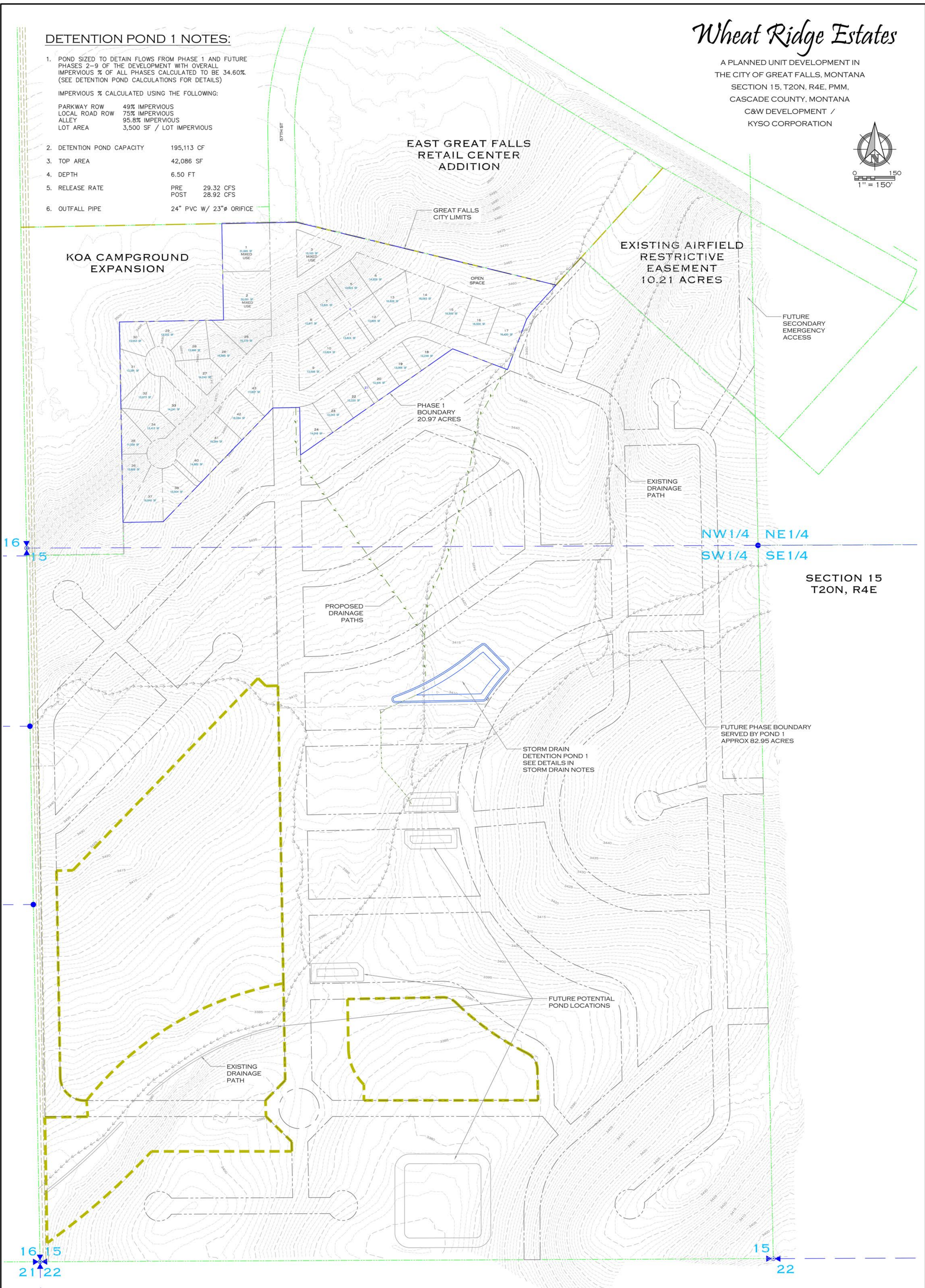
Wheat Ridge Estates

A PLANNED UNIT DEVELOPMENT IN
THE CITY OF GREAT FALLS, MONTANA
SECTION 15, T20N, R4E, PMM,
CASCADE COUNTY, MONTANA
C&W DEVELOPMENT /
KYSO CORPORATION



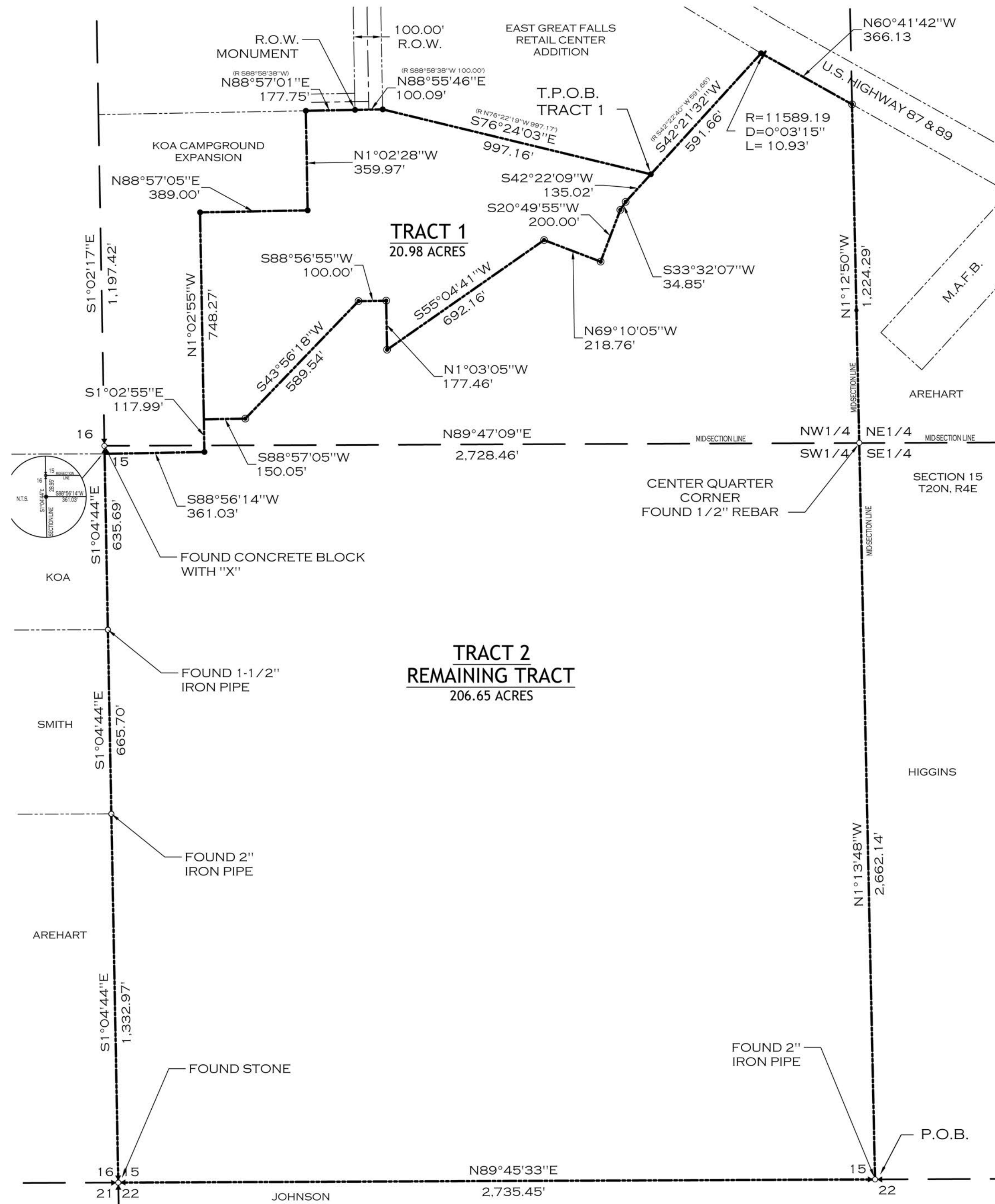
DETENTION POND 1 NOTES:

- POND SIZED TO DETAIN FLOWS FROM PHASE 1 AND FUTURE PHASES 2-9 OF THE DEVELOPMENT WITH OVERALL IMPERVIOUS % OF ALL PHASES CALCULATED TO BE 34.60% (SEE DETENTION POND CALCULATIONS FOR DETAILS)
 IMPERVIOUS % CALCULATED USING THE FOLLOWING:
 PARKWAY ROW 49% IMPERVIOUS
 LOCAL ROAD ROW 75% IMPERVIOUS
 ALLEY 95.8% IMPERVIOUS
 LOT AREA 3,500 SF / LOT IMPERVIOUS
- DETENTION POND CAPACITY 195,113 CF
- TOP AREA 42,086 SF
- DEPTH 6.50 FT
- RELEASE RATE
 PRE 29.32 CFS
 POST 28.92 CFS
- OUTFALL PIPE 24" PVC W/ 23" Ø ORIFICE

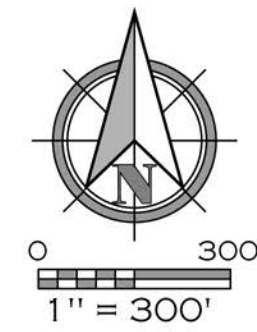


CERTIFICATE OF SURVEY

LOCATED IN THE W 1/2 SECTION 15, T.20N., R.4E., P.M., MT
CASCADE COUNTY, MONTANA



- LEGEND**
- POINT OF BEGINNING P.O.B.
 - TRUE POINT OF BEGINNING T.P.O.B.
 - SECTION LINE
 - CURRENT SURVEY LINE
 - ADJACENT PROPERTY LINE
 - FOUND MONUMENT AS NOTED
 - SET A 5/8" Ø REBAR W/ BLUE PLASTIC CAP - SIDOR 39515"
 - FOUND RPC BABB 11699 LS
 - FOUND QUARTER CORNER
 - FOUND SECTION CORNER
 - RECORD PL 207-000024 (R)



BASIS OF BEARING
BASIS OF BEARING IS TRUE NORTH
BASED ON GEODETIC INVERSES USING
SURVEY GRADE G.P.S. SYSTEM.

DRAFT

PURPOSE

The purpose of this survey is to create a tract of land to be used for agricultural purposes.

CERTIFICATE OF SURVEY

We, the undersigned property owners, do hereby certify that we have caused to be surveyed the tracts of land in the W 1/2 Section 15, T20N, R4E, P.M.MT, Cascade County, Montana as shown by this Certificate of Survey and more fully described as follows:

TRACT 1

Beginning at the South Quarter Corner of Section 15, Township 20 North, Range 4 East, P.M. MT, Cascade County, Montana; thence N1°13'48"W, a distance of 2,662.14 feet along the mid-section line to a point at the center of Section 15; thence N1°12'50"W, a distance of 1224.29 feet to a point on the southerly Right-of-Way of U.S. Highway 87 & 89; thence N60°41'42"W, a distance of 366.13 feet to a point, said point being the beginning of a circular curve to the right with a radius of 11598.19, and a central angle (Δ) of 0°03'15"; thence along said curve a distance of 10.93 feet to a point, the preceding two courses being along said Right-of-Way of U.S. Highway 87 & 89; thence S42°21'32"W, a distance of 591.66 feet to the TRUE POINT OF BEGINNING OF TRACT 1; thence S42°22'09"W, a distance of 135.02 feet to a point; thence S33°32'07"W, a distance of 34.85 feet to a point; thence S20°49'55"W, a distance of 200.00 feet to a point; thence N69°10'05"W, a distance of 218.76 feet to a point; thence S55°04'41"W, a distance of 692.16 feet to a point; thence N1°03'05"W, a distance of 177.46 feet to a point; thence S88°56'55"W, a distance of 100.00 feet to a point; thence S43°56'18"W, a distance of 589.54 feet to a point; thence S88°57'05"W, a distance of 150.05 feet to a point; thence N1°02'28"W, a distance of 359.97 feet to a point; thence N88°57'01"E, a distance of 177.75 feet to a point; thence N88°57'05"E, a distance of 389.00 feet to a point; thence N1°02'28"W, a distance of 359.97 feet to a point, the preceding three courses being along the KOA Campground Extension; thence N88°57'01"E, a distance of 177.75 feet to a point on the westerly Right-of-Way of 57th Street S; thence N88°55'46"E, a distance of 100.09 feet to a point on the easterly Right-of-Way of 57th Street S; thence S76°24'03"E, a distance of 997.16 feet along the southerly boundary of the East Great Falls Retail Center Addition, to the TRUE POINT BEGINNING OF TRACT 1, containing 20.98 acres.

TRACT 2 - REMAINING TRACT

Beginning at the South Quarter Corner of Section 15, Township 20 North, Range 4 East, P.M. MT, Cascade County, Montana; thence N1°13'48"W, a distance of 2,662.14 feet along the mid-section line to a point at the center of Section 15; thence N1°12'50"W, a distance of 1224.29 feet to a point on the southerly Right-of-Way of U.S. Highway 87 & 89; thence N60°41'42"W, a distance of 366.13 feet to a point, said point being the beginning of a circular curve to the right with a radius of 11598.19, and a central angle (Δ) of 0°03'15"; thence along said curve a distance of 10.93 feet to a point, the preceding two courses being along said Right-of-Way of U.S. Highway 87 & 89; thence S42°21'32"W, a distance of 591.66 feet along the Easterly boundary of The East Great Falls Retail Center Addition; thence S42°22'09"W, a distance of 135.02 feet to a point; thence S33°32'07"W, a distance of 34.85 feet to a point; thence S20°49'55"W, a distance of 200.00 feet to a point; thence N69°10'05"W, a distance of 218.76 feet to a point; thence S55°04'41"W, a distance of 692.16 feet to a point; thence N1°03'05"W, a distance of 177.46 feet to a point; thence S88°56'55"W, a distance of 100.00 feet to a point; thence S43°56'18"W, a distance of 589.54 feet to a point; thence S88°57'05"W, a distance of 150.05 feet to a point; thence N1°02'28"W, a distance of 359.97 feet to a point; thence N88°57'05"E, a distance of 389.00 feet to a point; thence N1°02'28"W, a distance of 359.97 feet to a point, the preceding three courses being along the KOA Campground Extension; thence N88°57'01"E, a distance of 177.75 feet to a point on the westerly Right-of-Way of 57th Street S; thence N88°55'46"E, a distance of 100.09 feet to a point on the easterly Right-of-Way of 57th Street S; thence S76°24'03"E, a distance of 997.16 feet along the southerly boundary of the East Great Falls Retail Center Addition, to the TRUE POINT BEGINNING OF TRACT 2, containing 206.65 acres.

We hereby certify that this certificate of survey is exempt from review as a subdivision in accordance with 76-3-207(1)(c) MCA: divisions made outside of platted subdivisions by gift, sale, or agreement to buy and sell in which the parties to the transaction enter a covenant running with the land and revocable only by mutual consent of the governing body and the property owner that the divided land will be used exclusively for agricultural purposes

We further certify that this survey is excluded from review by the Department of Environmental Quality in that Tract 1 and Tract 2 each contain more than 20 acres and thus do not meet the definition of a subdivision pursuant to 76-4-102(17) MCA: "Subdivision" means a division of land or land so divided that creates one or more parcels containing less than 20 acres, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision and any condominium or area, regardless of size, that provides permanent multiple space for recreational camping vehicles or mobile homes.

Dated the _____ day of _____, 2018

KYSO Corporation

DANA HEUSTIS, Authorized Officer

STATE OF MONTANA)

: SS

County of Cascade)

On this _____ day of _____, 2018, before me, a Notary Public, in and for the State of Montana, personal appeared DANA HEUSTIS, an authorized officer of Kysso Corporation, known to me to be the person who executed the foregoing Certificate of Survey and he acknowledged to me that he executed the same.

SEAL

NOTARY PUBLIC, State of Montana

CERTIFICATE OF SURVEYOR

I, BENJAMIN T. SIDOR, Professional Land Surveyor, Montana Licence No. 39515L5, do hereby certify that in October, 2017 I surveyed the Tracts of Land located in the W1/2 of Section 15, T20N, R4E, P.M.MT, Cascade County, Montana as shown and described in this Certificate of Survey and that the survey was made in accordance with the provisions of Title 76, Chapter 3, Part 4, MCA.

BENJAMIN T. SIDOR, PLS
Montana Reg. No. 39515



CERTIFICATE OF COUNTY TREASURER

I, JAMIE BAILEY, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying Certificate of Survey and find that the taxes on the same have been paid for the last five years. Dated this _____ day of _____, 2018.

JAMIE BAILEY, Cascade County Treasurer

NOTE: IT IS NOT THE INTENT OF THIS CERTIFICATE OF SURVEY TO IDENTIFY ALL EASEMENTS OF RECORD. THERE MAY BE EXISTING EASEMENTS WHICH ARE NOT SHOWN ON THIS CERTIFICATE OF SURVEY.

1/4	SEC	TSP	RGE
15	T20N	R4E	

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
P.O. BOX 7326, GREAT FALLS, MONTANA 59406

JOB NO. 1404
F.B.NO.: G.P.S.
FILE: 1404-WRE C06
DRAWN: D.W., G.C.
DATE: 02-18

1

FINDINGS OF FACT – ANNEXATION

PRIMARY REVIEW CRITERIA:

The basis for decision on annexation is listed in Official Code of the City of Great Falls §17.16.7.050 of the Land Development Code. The recommendation of the Planning Advisory Board and the decision of City Commission shall at a minimum consider the following criteria:

1. The subject property is contiguous to the existing City limits.

The 20.98 acre site proposed for annexation is contiguous to existing City limits to the north.

2. The proposed annexation is consistent with the City's growth policy.

The proposed project is not consistent with the overall intent and purpose of the *City of Great Falls Growth Policy Update*. The annexation is supported by some of the Plan's Goals as noted below:

Soc1.4.1 – Work with the private sector and non-profits to increase housing opportunities in the City.

Phy4.1.1 – Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City.

In contrast, the annexation is in conflict with the goals listed below for reasons outlined in the agenda report addressing public service impacts:

Soc1.4.12 – When annexing land for residential development, consider the timing, phasing and connectivity of housing and infrastructure development.

Phy4.2.5 – Promote orderly development and the rational extension of infrastructure and City services.

Phy4.3.2 – Plan for the provision of appropriate infrastructure improvements, where needed, to support development.

Phy4.7.6 – Encourage new development in areas contiguous to existing development in the City, where capacity exists or can be planned for.

While staff notes that the property is contiguous and is adjacent to a stubbed street containing water, sewer, and stormwater mains, the property's location context creates significant challenges for the provision of stormwater and public safety services. With regards to the Plan's guidance on supporting the current and future military mission of Malmstrom Air Force Base and the Montana Air National Guard, page 154 of the Plan

document has been included as an attachment. Staff notes the following policy guidance as being most applicable to the Planning Board's consideration of this finding:

Eco3.1.2 - Support the Malmstrom Air Force Base *Joint Land Use Study* (2012), also referred to as the JLUS study, and participate in the joint coordinating committee so as to implement the report's recommendations.

Eco3.1.3 - Should there be a change in the current mission and role of the military at Great Falls, follow the recommendations of the Office of Economic Adjustment (OEA) in responding to this condition so that the City is well positioned and prepared to respond to any change of status, be it new missions, adjustments, downsizing or closure.

3. The proposed annexation is consistent with applicable neighborhood plans, if any.

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #5. The Owner presented information to Council #5, and the Council voted in favor of the project.

4. The proposed annexation is consistent with other planning documents adopted by the City Commission, including a river corridor plan, transportation plan, and sub-area plans.

The subject property does not lie within any adopted plans or sub-area plans, except for the Great Falls Area Long Range Transportation Plan. This annexation is consistent with the goals and purpose of the Plan through the extension of 57th Street South.

5. The City has, or will have, the capacity to provide public services to the subject property.

The 20.98 acre parcel's location outside the southeastern boundary of the City's corporate limits presents challenges for local services such as street maintenance, snow removal, and public safety response. Complicating these issues are the following: 1) the property is only contiguous to the City limits in one direction – to the north, 2) the developer hasn't shown or committed to constructing a paved secondary access for either emergency services or general connectivity, and 3) the nearest public street to the west is located approximately ½ acre to the west of the parcel being considered for annexation. As a result, staff cannot make a positive finding that the City has the capacity to provide public services.

6. The subject property has been or will be improved to City standards.

The developer has demonstrated the feasibility to connect and extend City water service. While the developer's preliminary proposal for installation of a force main and temporary lift station still requires additional design, providing sanitary sewer service seems to be feasible. The proposed roadways also will meet typical design standards.

However, the subject property is not being improved to the standards acceptable to the Engineering Department or Fire Department. For Engineering, the property's location upstream from the Gibson Flats area requires a preliminary plan to re-route or retainage of all stormwater for the annexed parcel. For the Fire Department, their standards for a second fire apparatus route and response times have not been addressed.

- 7. The owner(s) of the subject property will bear all of the cost of improving the property to City standards and or/ the owner(s) has signed an agreement waiving the right of protest to the creation of a special improvement district created to pay, in whole or in part, any necessary improvement.**

An Improvement Agreement is being deferred in order to first address the issue of whether or not the parcel should be annexed. The owner is anticipating financial responsibility of installing street and utility infrastructure. The owner has not committed to installing a complying secondary ingress and egress route for fire protection and improved connectivity. Additionally, no agreement has been reached regarding the Engineering Department's stormwater recommendations.

- 8. The subject property has been or will be surveyed and officially recorded with the County Clerk and Recorder.**

The subject property has not been officially divided from the larger 227.63 acre tract through the County agricultural exemption process. A draft Certificate of Survey has been provided and would need to be recorded prior to consideration by the City Commission.

- 9. The City will provide both water and sewer service to each of the uses in the subject property that may require potable water and waste water treatment and disposal.**

These services can be feasibly provided to the subject property.

- 10. The subject property is not located in an area the City Commission has designated as unsuitable for annexation.**

The subject property is not located in an area the City Commission has designated as unsuitable for annexation.

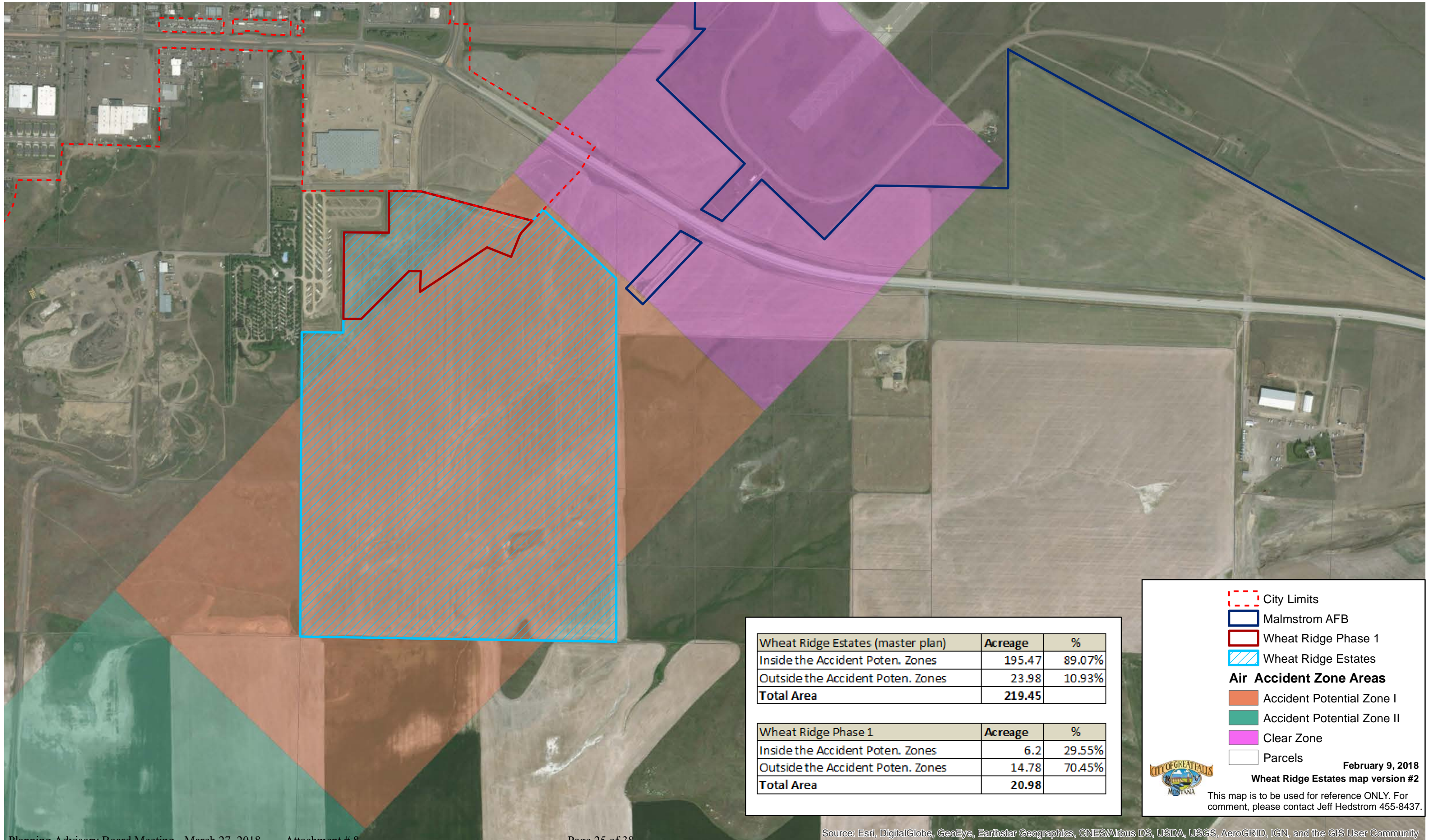
- 11. The subject property is not located in another city or town. (See: 7-2-4608 (1), MCA.)**

The subject property is not located in another city or town.

- 12. The subject property is not used in whole or in part for agriculture, mining, smelting, refining, transportation, or any other industrial or manufacturing purpose or any purpose incidental thereto. (See: 7-2-4608 (2), MCA)**

The subject property has been utilized for agriculture, but the developer is willingly giving up this land use option to seek annexation into the City.

Wheat Ridge Estates



Wheat Ridge Estates (master plan)	Acreage	%
Inside the Accident Poten. Zones	195.47	89.07%
Outside the Accident Poten. Zones	23.98	10.93%
Total Area	219.45	

Wheat Ridge Phase 1	Acreage	%
Inside the Accident Poten. Zones	6.2	29.55%
Outside the Accident Poten. Zones	14.78	70.45%
Total Area	20.98	

City Limits
 Malmstrom AFB
 Wheat Ridge Phase 1
 Wheat Ridge Estates

Air Accident Zone Areas

Accident Potential Zone I
 Accident Potential Zone II
 Clear Zone
 Parcels

February 9, 2018
Wheat Ridge Estates map version #2

This map is to be used for reference ONLY. For comment, please contact Jeff Hedstrom 455-8437.

BULLET BACKGROUND PAPER

ON

ENCROACHMENT IMPACTS FROM DEVELOPMENT OF COMPATIBLE LANDS

PURPOSE

To provide information on the impacts to military operations from the development of compatible lands southwest of Malmstrom AFB

BACKGROUND

- Undeveloped lands southwest of Malmstrom AFB are currently compatible, however, the potential exists for residential and/or commercial development that could impact military operations
- Assets impacted by potential development
 - 110-acre Helicopter Movement Area
 - 625-acre Drop Zone (DZ)
 - 4,800-ft long x 60-ft wide proposed Assault Landing Zone (ALZ)
- Usage or throughput of capabilities impacted
 - UH-1N Helicopter operations
 - 1,232 flight orders per year (FY16)
 - 1,696 sorties per year (FY16 – sorties include main base and missile field)
 - 42 functional check flights per year (FY16)
 - Flight Hour Program increased by 25% in FY18 (3,200-hrs to 4,000-hrs)
 - C-130H operations
 - 500 training bundle/sandbag drops per year
 - 500 heavy drops per year
 - 500 projected sorties per year, if the ALZ is constructed

DISCUSSION

- Development could impact multiple arrival and departure flight tracks of the UH-1N
 - Anticipated light pollution from development will impair the ability to monitor aircraft in formation during nighttime operations
 - UH-1Ns fly at 500-ft Above Ground Level (AGL) southwest of Malmstrom AFB
 - The area is not located within modeled noise contours ranging from 65 dB Day-Night average sound Level (DNL) to 80 dB DNL, however, aircraft noise will pose a nuisance to this area with nighttime events considered more annoying to residential areas
 - Development could lead to increased noise complaints and drive avoidance requirements and/or time of day restrictions

Mr. Chris Murphy/341 CES/CEIE/cjm/20 Feb 18

- The approach and departure zones to both the active DZ and the proposed ALZ could be impacted by development
 - C-130Hs currently execute 500 heavy drops and 500 training bundle/sandbag drops per year with 500 sorties per year projected for the ALZ
 - Other C-130 units could utilize the ALZ for training, if constructed
 - Development could lead to noise complaints and drive avoidance requirements and/or time of day restrictions

- There is planned construction of a new Weapons Storage Facility, located on the south side of Malmstrom AFB

RECOMMENDATION

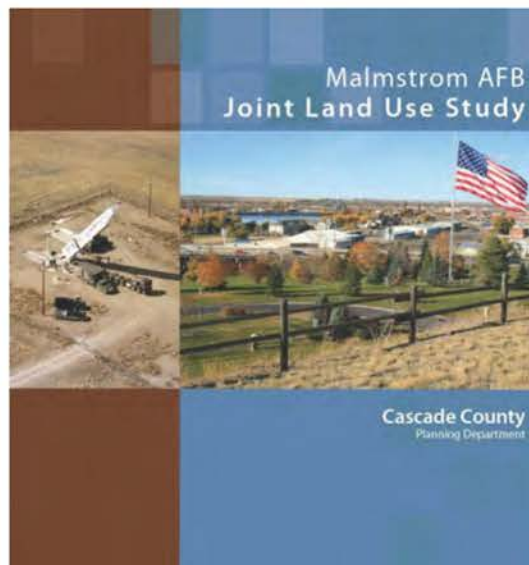
None, for information only.

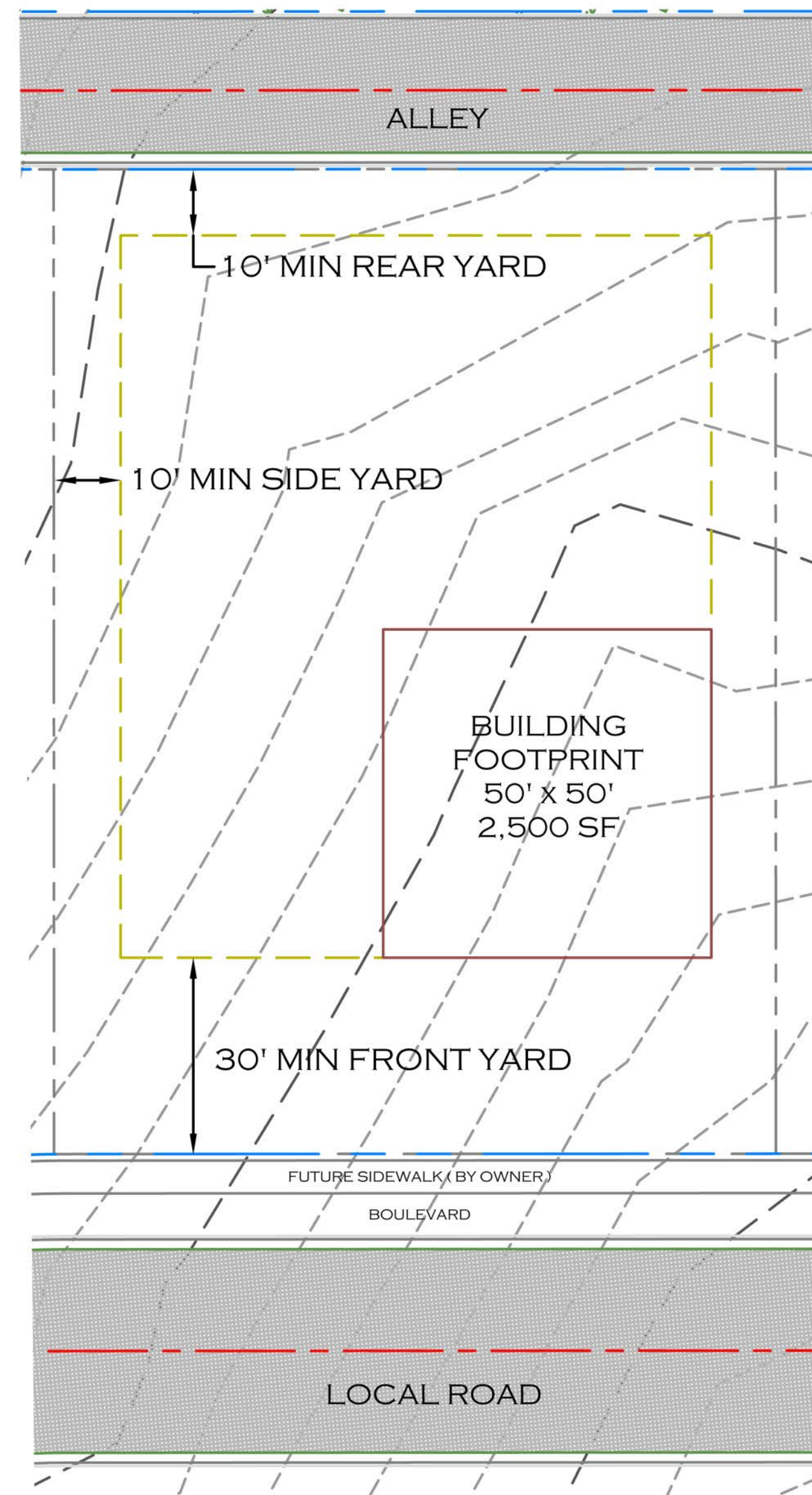
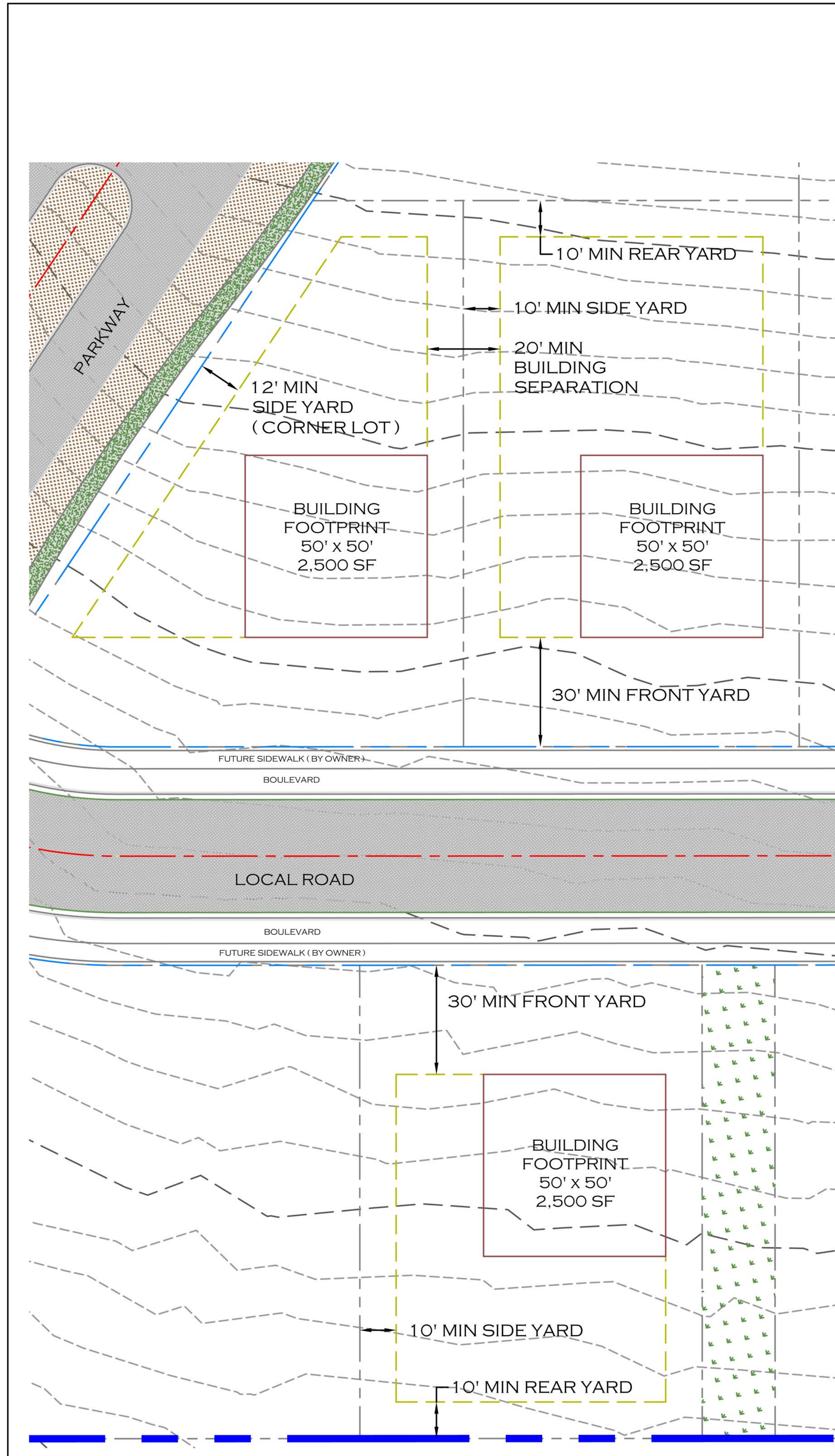
Support the Military Mission in Great Falls

ECO 3.1 Support, cooperate, expand and adjust, if necessary, to the current and future military mission in Great Falls.

Policies

- Eco3.1.1 Support, cooperate and maintain coordination with Malmstrom Air Force Base and the Montana National Guard (MANG).
- Eco3.1.2 Support the Malmstrom Air Force Base *Joint Land Use Study* (2012), also referred to as the JLUS study, and participate in the joint coordinating committee so as to implement the report’s recommendations.
- Eco3.1.3 Should there be a change in the mission and role of the military at Great Falls, follow the recommendations of the Office of Economic Adjustment (OEA) in responding to this condition so that the City is well positioned and prepared to respond to any change of status, be it new missions, adjustments, downsizing or closure.
- Eco3.1.4 Develop and maintain collaborative relationships with key stakeholders impacted by the military.
- Eco3.1.5 Educate the public regarding issues related to the military, and their contribution to the local economy, needs, and current status.
- Eco3.1.6 Continue to evaluate taking action to annex Malmstrom Air Force Base.
- Eco3.1.7 Encourage enhanced use leases, and other suitable public-private partnerships, where appropriate.
- Eco3.1.8 Increase the attractiveness of Great Falls as a destination location for retirees, including military veterans.





LOT DESIGN - SINGLE FAMILY (SF)

THE PHASE 1 SF HOMES WILL BE ONE OF A KIND DESIGNS BUILT BY LOCAL CUSTOM HOME BUILDERS. LOCATED ON THE NORTH END OF THE DEVELOPMENT ON THE HIGHER ELEVATIONS, THESE EXCLUSIVE HOMES WILL CONSIST OF VARIOUS ARCHITECTURE FROM CRAFTSMAN TO MODERN DESIGNED TO TAKE ADVANTAGE OF THE POTENTIAL VIEWS. THE PHASE 1 SF HOMES WILL BE THE LARGEST IN THE COMMUNITY.

DEPTH	130' MIN, 150' MAX
FRONT YARD SETBACK	30' MIN
SIDE YARD SETBACK	10' MIN
SIDE STREET SETBACK (CORNER LOTS)	12' MIN
REAR YARD SETBACK	10' MIN
PORCHES	MAY EXTEND INTO THE FRONT YARD SETBACK
GARAGE	ALL TYPES ALLOWED REAR (ALLEY), OR SIDE ENCOURAGED



WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

WHEAT RIDGE ESTATES - PH1
PLANNED UNIT DEVELOPMENT
GREAT FALLS, MT

BASIS OF DECISION – PLANNED UNIT DEVELOPMENT

PRIMARY REVIEW CRITERIA:

The basis for decision on planned unit developments is listed in Official Code of the City of Great Falls § 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The development project is consistent with the City's Growth Policy;

The proposed PUD development has some elements of consistency with the City's Growth Policy. Specifically, it provides a nice transition from the commercial development of the East Great Falls Retail Center with mixed use parcels decreasing in density to ¼ acre homes with excellent rural views. The proposal is also supported by some of the Plan's Goals as noted below:

Soc1.4.1 – Work with the private sector and non-profits to increase housing opportunities in the City.

Phy4.1.1 – Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City.

However, the PUD is in conflict with the goals listed below for reasons outlined in the agenda report addressing public service impacts:

Phy4.2.5 – Promote orderly development and the rational extension of infrastructure and City services.

Phy4.3.2 – Plan for the provision of appropriate infrastructure improvements, where needed, to support development.

Phy4.7.6 – Encourage new development in areas contiguous to existing development in the City, where capacity exists or can be planned for.

While staff notes that the property is contiguous and is adjacent to a stubbed street containing water, sewer, and stormwater mains, the property's location creates significant challenges for the provision of stormwater and public safety services.

2. The development project is consistent with applicable neighborhood plans, if any;

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #5. The Owner presented information to Council #5 on February 19, 2018, and the Council voted unanimously in favor of the project.

3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;

Any development within the City limits requires a review of how the development will impact the public health, safety and welfare. For public safety, the location and design of the PUD create negative impacts to public safety response. The Fire Department is very concerned about providing adequate and timely emergency service to the area (further stretching already limited emergency response), and the current layout is not in compliance with the provisions in Appendix D of the 2012 International Fire Code. For Public Health, concerns over downstream flooding being alleged by the adjoining property owner create enough concerns from the Engineering Department that a positive finding cannot be made.

4. The development project 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;

As noted in the staff report and other findings, the Engineering Department has concerns that the development project, with its stormwater detention proposal, could diminish and impair adjoining Gibson Flats property to the south, already the subject of litigation.

5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Staff cannot make a positive finding for this criterion. If the PUD proposal is approved, it will be despite challenges related to public service provision, drainage impacts, and compatibility with Malmstrom Air Force Base. These issues are even more magnified on the remaining 200 plus acres controlled by the applicant, which are not subject to the pending application, but have been identified for future development. Additionally, parts of this property and portions of properties to the east and west overlap with the Accident Potential Zone identified in the Joint Land Use Study and also drain into the already sensitive area of Gibson Flats. A more orderly development pattern would build out areas along 10th Avenue South to the north and extend the City limits at the existing terminus of 13th Avenue South.

6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;

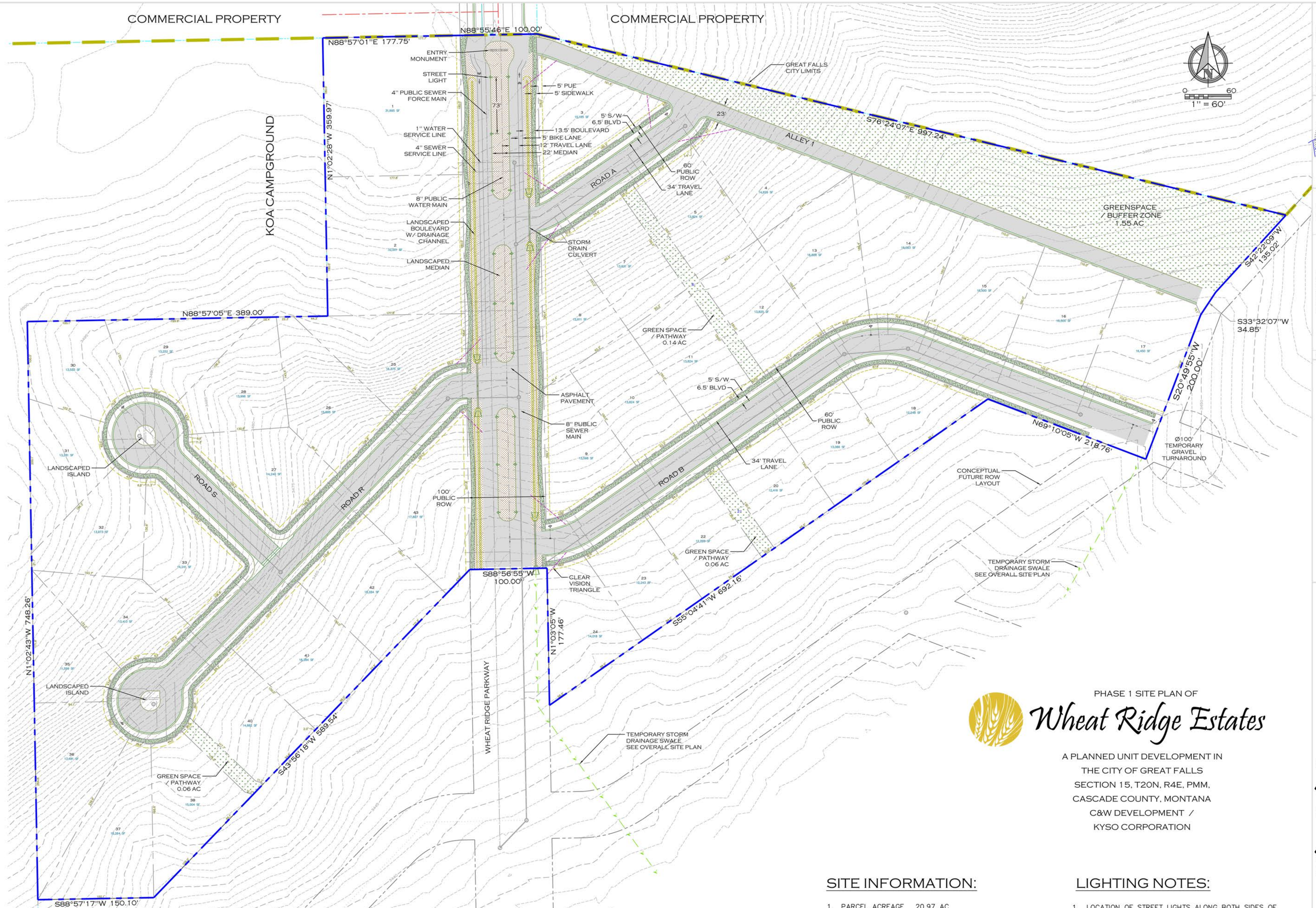
Because of the limited amount of developed property nearby, there is not any established neighborhood context to govern the design of buildings and structures. Although architectural designs have not been provided, the applicant has indicated that the proposed residential homes will have a price point of approximately \$400,000 and be quite large in size. All homes would be constructed to the customized needs of the homeowner.

7. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

As noted in the agenda report and other findings, staff cannot conclude that the PUD addresses this criterion. Downstream drainage issues identified by the Engineering Department have not been addressed and both fire access needs and overall transportation connectivity have not been planned in the PUD proposal.

8. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets;

Because the area of the City south of 10th Avenue South and on either side of 57th Street South is so lightly developed at the current time, development of the proposed 20.98 acre PUD would not cause traffic congestion on public streets. The applicant's proposal to extend 57th Street South coupled with the new traffic signal at the 57th/10th Avenue South intersection will address congestion. A positive aspect of the proposed PUD is that access to homes will not come from the 57th Street extension.



1404
 JOB #:
 FB: RCB
 DRAWN: RCB
 DESIGN: RCB
 QA: RCB
 DATE: 2/14/2018

MONTANA
 RYAN C. BUFFINGTON
 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION

WOTH ENGINEERING, INC.
ENGINEERS & SURVEYORS
 GREAT FALLS • MISSOULA • WOTHENG.COM • 406-761-1955

PHASE 1 SITE PLAN OF
Wheat Ridge Estates

A PLANNED UNIT DEVELOPMENT IN
 THE CITY OF GREAT FALLS
 SECTION 15, T20N, R4E, PMM,
 CASCADE COUNTY, MONTANA
 C&W DEVELOPMENT /
 KYSO CORPORATION

SITE INFORMATION:

1. PARCEL ACREAGE	20.97 AC
2. ZONING	SR-1 (CASCADE COUNTY) R-2 (COGF)
3. LAND USE	EXISTING: AGRICULTURAL 20.97 AC PROPOSED: MIXED USE 1.82 AC, RESIDENTIAL 12.50 AC, PUBLIC ROW 4.52 AC, PRIVATE ROAD 0.52 AC, GREENSPACE 1.61 AC
6. EASEMENTS	5' PUBLIC UTILITY EASEMENT (PUE) - LOCATION FOR ALL DRY UTILITIES AND GAS MAINS

LIGHTING NOTES:

- LOCATION OF STREET LIGHTS ALONG BOTH SIDES OF PARKWAY AS SHOWN ON PLAN
- SPECIFICATIONS
 - TYPE: CREE XSP SERIES
 - SPACING: 73' OC, BOTH SIDES OF MEDIAN
 - HEIGHT: 25'
 - CRI: MIN 70
 - INITIAL LUMEN RATING: 3,784
 - TOTAL WATTAGE: 53

GENERAL NOTES:

- EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
- ALL ONSITE UTILITY IMPROVEMENTS SHALL CONFORM TO THE PLUMBING CODE (UPC) AND ALL ADMINISTRATIVE RULES OF MONTANA AND MODIFICATIONS TO THE UPC.
- ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2010, INCLUDING ALL ADDENDUMS, AND THE CITY OF GREAT FALLS STANDARDS.
- NO WORK SHALL BE CONDUCTED UNTIL THE PLANS HAVE BEEN APPROVED BY CITY OF GREAT FALLS AND THE CONTRACTOR HAS THE PERMITS IN HAND.
- UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.
- ALL EARTHWORK, TRENCHING, GRADING, FILLING, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION REPORT RECOMMENDATIONS PREPARED FOR THIS PROJECT.

Wheat Ridge Estates
 GREAT FALLS, MONTANA



SITE PLAN - PHASE 1

**FINDINGS OF FACT – MONTANA SUBDIVISION AND PLATTING ACT – Wheat Ridge Estates,
Phase I**

(PREPARED IN RESPONSE TO 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities: Although the 20.98 acre subdivision being considered for three mixed use lots and 37 single family home lots is actually zoned Agricultural in the County's jurisdiction, the property has long been considered for City annexation and development by the applicant. The County's Agricultural zoning designation is driven by the property's location near Malmstrom Air Force Base, as much as the current farming or ranching activity.

Effect on Local Services: As noted in the annexation and PUD findings, the parcel's location outside the southeastern boundary of the City's corporate limits presents challenges for local services such as street maintenance, snow removal, and public safety response. Complicating these issues are the following: 1) the property is only contiguous to the City limits in one direction – to the north, 2) the developer's subdivision layout doesn't show or commit to a paved secondary access for either emergency services or general connectivity, and 3) the nearest public street to the west is located approximately ½ acre to the west of the proposed subdivision site. As a result, staff cannot make a positive finding for the subdivision's effect on local services.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils. In fact, the applicant has indicated that the soils on the property are some of the best for construction within the community. No specific environmental constraints have been found on the Phase I development site, although the presence of some steep slopes will require consideration in the design of the 57th Street extension. The only negative impact related to this criterion is the potential for water volume impact to the Gibson Flats area directly adjacent to the master plan area. The City's Engineering Department has recommended that stormwater from the proposed subdivision be pumped northward beyond the basin draining to Gibson Flats. As an alternative, Engineering has suggested total stormwater retention in a lined pond where water could only leave the property through evaporation. As noted in the staff report, there is an ongoing litigation issue involving an adjacent property owner to the master plan area. As a result, staff cannot definitely make a positive finding for this criterion.

Effect on Wildlife and Wildlife Habitat: This is not in an area of significant wildlife habitat beyond occasional migrating fowl, deer and ground animals. There are no wooded areas or other important habitats.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal natural hazards nor potential man-made hazards. Staff has identified one potential negative impact of the subdivision to public safety and one related to public health.

For public safety, the location and design factors outlined in the *Effect on Public Services* criterion all create negative impacts to public safety response. The Fire Department is very concerned about providing adequate service, and the current layout is not in compliance with the provisions in Appendix D of the 2012 International Fire Code. For Public Health, concerns over downstream flooding being alleged by the adjoining property owner create enough concerns from the Engineering Department that a positive finding cannot be made.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains and private utilities to serve all lots of the subdivision. Although the project is in the preliminary stages of design, there is no reason to believe that all required easements cannot be provided.

LEGAL AND PHYSICAL ACCESS

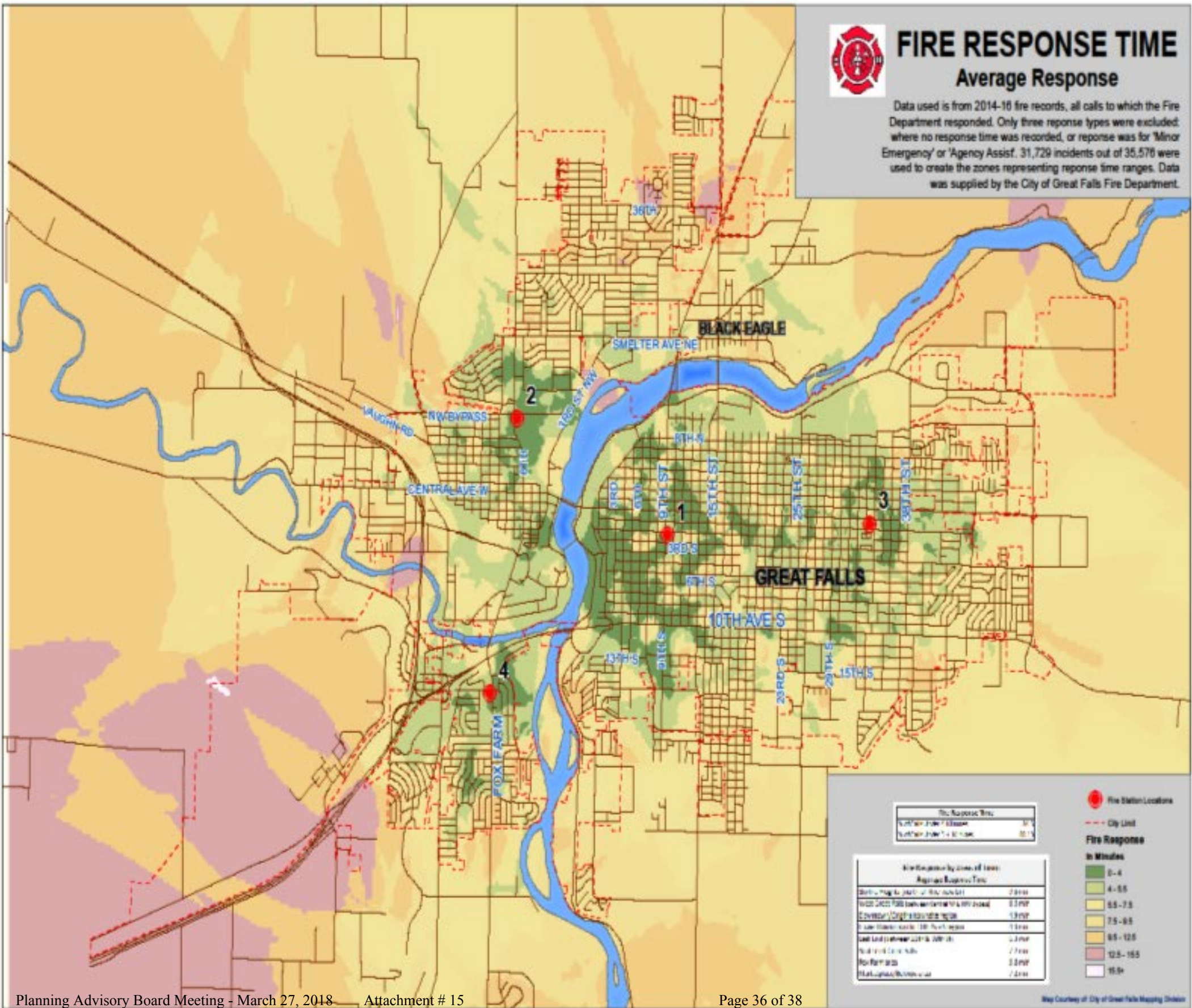
Legal and physical access to the proposed development will be from the extension of 57th Street South. As a result, the proposed subdivision meets the minimum legal standard for access. As for access for both public service provision and overall transportation connectivity, the proposal is deficient because it does not adequately address code required fire apparatus access as well as any future needs for 13th Avenue South connectivity to the west.



FIRE RESPONSE TIME

Average Response

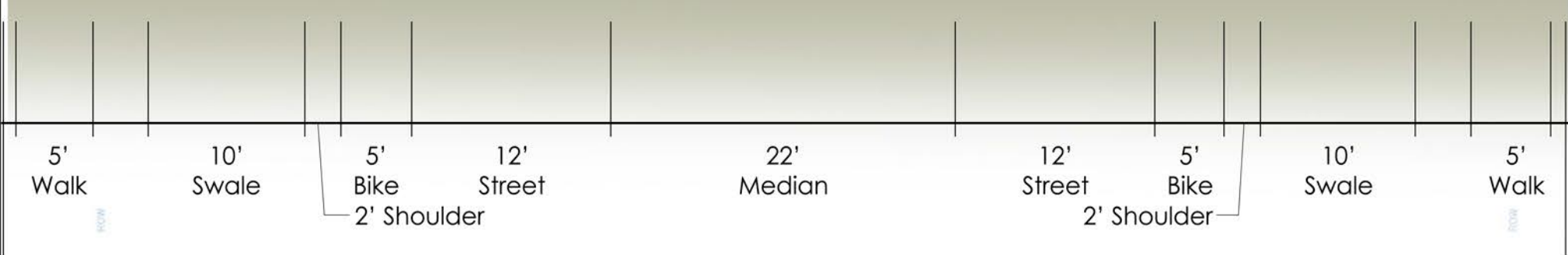
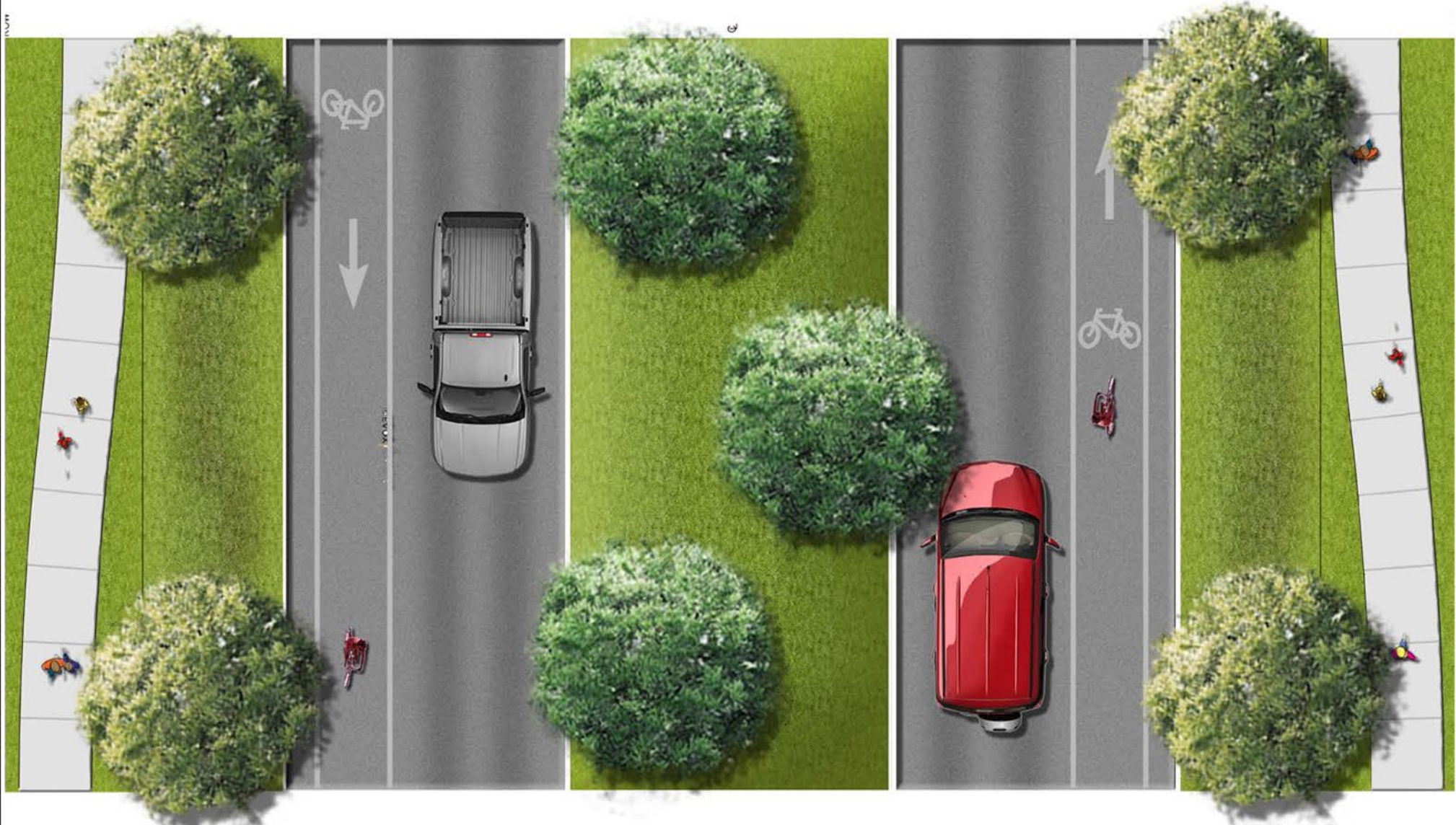
Data used is from 2014-16 fire records, all calls to which the Fire Department responded. Only three response types were excluded: where no response time was recorded, or response was for 'Minor Emergency' or 'Agency Assist'. 31,729 incidents out of 35,576 were used to create the zones representing response time ranges. Data was supplied by the City of Great Falls Fire Department.



Fire Response Time	
Number of Fire Incidents	31,729
Number of Fire Calls	35,576

Fire Response by zones of time	
Average Response Time	
Black Eagle, parts of Black Eagle	7.0 min
Black Eagle, parts of Black Eagle	8.3 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min
Central Ave W, parts of Black Eagle	13.0 min

- Fire Station Locations
- City Limit
- Fire Response in Minutes**
- 0-4
- 4-6.5
- 6.5-7.5
- 7.5-8.5
- 8.5-12.5
- 12.5-15.5
- 15.5+



100'
Parkway Right-of-Way

