

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
August 28, 2012**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Planning Board Members present:

Mr. Bill Roberts
Mr. Scot Davis
Mr. John Harding
Dr. Heidi Pasek
Mr. Wyman Taylor
Mr. Nate Weisenburger

Planning Board Members absent:

Mr. Marty Byrnes
Ms. Cheryl Patton
Mr. Thor Swensson

Planning Staff Members present:

Mr. Mike Haynes, AICP, Planning & Community Development Director
Ms. Jana Cooper, Planner II
Ms. Galen Amy, Planner
Ms. Phyllis Tryon, Sr. Administrative Assistant

Others present:

Mr. Dave Dobbs, City Engineer
Ms. Patty Cadwell, Neighborhood Councils Coordinator

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

MINUTES

Chair Roberts asked if there were any changes to be made to the minutes of the public hearing and regular meeting held on August 14, 2012. The minutes were received as submitted.

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

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

AgriTech Park Addition 18th Avenue North & 67th Street North

Michael Haynes, AICP, Director of Planning & Community Development, reviewed the staff report for the application from the Great Falls Development Authority for the Final Plat of the proposed AgriTech Park located north of 18th Avenue North, west and east of 67th Street North. Mr. Haynes entered the staff report into the record. The existing zoning is County Heavy Industrial west of 67th Street North and Agricultural east of 67th Street North. The proposed zoning is City I-2 Heavy Industrial. The application being considered by the Board today is just the Final Plat, subdividing the property into 10 lots.

Mr. Haynes briefly reviewed the history and timeline for development applications for the proposed AgriTech Park. Application for annexation, initial zoning and subdivision was submitted on May 17, 2012. A public hearing was held before the Planning Advisory Board/Zoning Commission on July 10, 2012. City staff and the applicant met on July 11, 2012 to resolve outstanding issues on the proposed Conditions of Approval at the direction of the Planning Board Chairman. City Commission approved the Preliminary Plat on August 7, 2012, and the Draft Annexation Agreement was completed on August 23, 2012.

Mr. Haynes explained that the subject property consists of just under 200 acres. He said the Final Plat approval is based on Findings of Fact, which are included in the staff report. He concluded his review of the staff report and offered to answer any questions from the Board.

Mr. Harding inquired about the meeting between City staff and the applicant team on July 11. Mr. Haynes explained that agreement was reached on a Draft Annexation Agreement, which is attached to the staff report. Mr. Haynes explained that the Final Plat document contains minor revisions from the Preliminary Plat, but there is no difference in the proposed project or lot layout.

PUBLIC COMMENT

Bret Doney, Great Falls Development Authority, 300 Central Avenue, thanked Board members, Mr. Byrnes and Ms. Patton, for their work at the meeting on July 11 to resolve issues concerning the Conditions of Approval. He also thanked City staff for their efforts on the Annexation Agreement. He said they addressed visual, light, litter and storm water issues. He stated that over and above the restrictive covenants that are part of the Annexation Agreement, GFDA has agreed to create a special river trail maintenance fund with Recreational Trails, Inc. Every time GFDA closes on a lot sale, they will donate \$250 per acre to the fund. He offered to answer any questions from the Board.

Chair Roberts asked what effect the recent announcement of a third location for industrial development for a Canadian company has on the AgriTech Park project. Mr. Doney stated it is a positive development and is a tentative deal. He said that in order to make room for this company in the AgriTech Park, GFDA would have needed to sell this company 7-½ lots, which meant other companies would be on a wait list for further development. Chair Roberts asked about the current status of potential customers for AgriTech Park. Mr. Doney said there is one committed company, and they are talking with six other companies. He said that as soon as the

Park is finalized, he expects three or four lots to sell quickly, and the first half-dozen to be sold by next summer.

Gene Thayer, 220 40th Avenue South, said he is the current chair of the GFDA Board. He stated it is critical for this application to be approved and for the community to have a diversified economy, especially in light of the uncertainty associated with the future missions at Malmstrom Air Force Base. He urged Board support for this application.

Olaf Stimak, 57 Country Lane, stated he is President of the North Central Building and Construction Trades Council, asked for Board approval of this application. He stated that developing manufacturing jobs and keeping jobs in Great Falls is important, and that the AgriTech Park will do that for the Great Falls.

Steve Malicott, Great Falls Area Chamber of Commerce, 100 1st Avenue North, stated he was in support of the recommendation to approve this application with conditions. He said that diversifying the local economy is important because we do not know what the future holds. He said this project will bring additional private sector jobs to the area and applauded GFDA for their efforts, as well as City staff. He said the Chamber of Commerce was fully supportive of this Final Plat with conditions.

PLANNING ADVISORY BOARD DISCUSSION & ACTION

Chair Roberts asked if there was any further discussion. There was none.

MOTION: That the Planning Advisory Board recommend the City Commission approve the Final Plat of AgriTech Park Addition based on the Findings of Fact, the following conditions of approval being fulfilled by the Applicant.

Conditions of Approval:

1. The final plat of AgriTech Park Addition shall incorporate correction of any errors or omissions noted by staff.
2. The final engineering drawings and specifications for the required public improvements to serve AgriTech Park Addition shall be submitted to the City Public Works Department for review and approval prior to consideration of the final plat.
3. An Annexation Agreement shall be prepared containing terms and conditions for annexation (see Exhibit F of the Planning Advisory Board staff report).

Made by: Mr. John Harding
Second: Mr. Taylor

VOTE: All being in favor, the motion passed.

Mr. Haynes advised the applicant of the next procedural steps.

COMMUNICATIONS

Upcoming Planning Board Projects

- Great Bear Phase II – Preliminary Plat

Chair Roberts inquired about the status of this project. Ms. Cooper stated it was currently on hold while the applicant gathers more information.

Project Status:

- 424 8th Avenue Southwest CUP – First Reading by City Commission Sept. 4; Public Hearing Oct. 2
- Praise Tabernacle – withdrew application
- 6th Street NE Closure – on hold by applicant
- Carter Park Townhomes – City Commission Sept. 4

Meeting/Obligation Calendar, August 24 – September 7, 2012

A copy of the calendar is attached and incorporated herein by reference, and was received without comment.

Petitions & Applications Received

- None

Good & Welfare

The next regularly scheduled meeting of the Planning Advisory Board/Zoning Commission is September 11, 2012. Mr. Haynes stated that at this time, there were no applications for a meeting for that date.

ADJOURNMENT

There being no further comments, the meeting was adjourned by Chair Roberts at 3:19 p.m.

CHAIRMAN

SECRETARY