

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
February 11, 2014**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Planning Board Members present:

Mr. Nate Weisenburger, Chair
Mr. Scot Davis, Vice Chair
Ms. Dana Ball
Mr. Anthony Houtz
Dr. Heidi Pasek
Mr. Mark Striepe
Mr. Wyman Taylor

Planning Board Members absent:

Ms. Cheryl Patton
Ms. Sophia Sparklin

Planning Staff Members present:

Mr. Craig Raymond, CBO, Director P&CD
Mr. Lee Nellis, FAICP, Deputy Director P&CD
Ms. Galen Amy, Planner II
Mr. Gregg Benson, Planner I
Ms. Phyllis Tryon, Sr. Administrative Assistant

Other Staff present:

Mr. Dave Dobbs, City Engineer

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

MINUTES

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

Mr. Weisenburger asked if there were any comments or corrections to the minutes of the regular meeting held on January 28, 2014. Seeing none, the minutes were approved as submitted.

NOMINATING COMMITTEE REPORT Election of Chair and Vice Chair 2014

The Nominating Committee recommended Nate Weisenburger as Chair for 2014, and Scot Davis as Vice Chair. Chair Weisenburger called for any other nominations. There being none, he called for a motion on the Nominating Committee recommendation. Mr. Wyman moved to accept the Committee's recommendations, and Dr. Pasek seconded. All being in favor, Nate Weisenburger was elected Chair and Scot Davis was elected Vice Chair for 2014.

BOARD ACTIONS REQUIRING PUBLIC HEARING Stone Meadows – Rezone / Amended Plat 9th St NE in the vicinity of 41st Ave NE

Galen Amy, Planner II, reviewed the staff report for the rezone and amended plat for Stone Meadows. Ms. Amy entered the staff report into the record. Ms. Amy said the subject property consists of 6 existing lots and is located on the east side of 9th Street Northeast in the vicinity of 41st Avenue Northeast and Choteau Avenue. The total property area is ±1.585 acres and is zoned R-3 Single-family high density. The rezone request is for PUD-Planned Unit Development in order to build four 2-unit townhome structures.

City Commission conditionally approved the Preliminary Plat of Stone Meadows Addition Phase I and II on January 8, 2008. City Commission approved the final plat of Phase I, consisting of 25 lots, on June 3, 2008; final plat of Phase II, consisting of 30 lots, was approved on July 27, 2012. The applicant is requesting approval of an amended plat of a portion of both phases, which subdivides and reconfigures 6 existing lots into 8 lots. The applicant also seeks rezoning to allow for the construction of 2-unit townhomes, with the units separated by a lot line where the shared wall is located.

Ms. Amy reviewed the Findings for the Basis of Decision, the Conditions of Approval and other details of the proposed development. The subject property is located in Neighborhood Council 3, and the applicant's representatives met with that Council on February 6, 2014. The Council recommended approval of this application and asked that the City Commission, upon review of this request, have special consideration for traffic flow, street size, water drainage and parks. Ms. Amy concluded her review of the staff report. There were no questions from the Board.

PETITIONER'S PRESENTATION

Tim Murphy, 2917 Park Garden Lane, said Mr. Workman has done a nice job developing property to the south of this subject property, and he feels this project will complement that development.

PROPONENTS

Jeremiah Johnson, 1900 Whispering Ridge Drive, said he represents Great Falls Development Authority, which supports this project.

Richard Calsetta, 56 32nd Avenue Northeast, said he represents Neighborhood Council 3, which supports housing for Great Falls and this project for the area, but he said that they have concerns about traffic. He said zero has been done in the way of traffic and roads with new

development in the area, and there are no new entrances or exits onto 36th Avenue Northeast or Bootlegger Trail. Traffic in the morning between 7:30-8:30 can be backed up 15 to 20 cars at a time. He asked how many houses need to be built and sold before there is enough money for road improvements. In addition to new housing, there is increased traffic from ADF and Calumet Refinery. He said the speed limit on the highway is still 70 mph until you reach the animal clinic on the hill.

OPPONENTS

There were no opponents.

PUBLIC COMMENT

There was no public comment.

PETITIONER'S CLOSING

Mr. Murphy said that 12th Street Northeast is not currently connected but will be and will provide a second exit from that area. Montana Department of Transportation (MDT) will be enlarging Bootlegger Trail, and he had to pay substantial funds toward two exits from Bootlegger. He said Eagles Crossing will also connect. Ms. Amy also explained future connections for the area.

PLANNING ADVISORY BOARD/ZONING COMMISSION DISCUSSION

Chair Weisenburger said he attended a Long Range Transportation Plan Update (LRTP) meeting, and this area was heavily considered in the LRTP. Mr. Dobbs, City Engineer, said that Bootlegger Trail and the highway is a priority for MDT but he could not say when improvements will be made. He described other streets in the development area and future improvements that will be made. He explained that funding is about a half million dollars short right now for improving 36th Street Northeast. Mr. Davis asked Mr. Dobbs to classify improvements in the area in terms of priority, and Mr. Dobbs said that 36th is a high priority for the City as soon as there is funding. He noted that this project is only adding two lots to the area, which is minor in the overall scheme of things.

ZONING COMMISSION ACTION

MOTION: Recommendation I: The Zoning Commission, based on the Findings for the Basis of Decision, recommends the City Commission approve rezoning the subject property, legally described as Lots 1-6, Block 3, Stone Meadows Addition, N1/2SE1/4 of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana, from the existing R-3 Single-family high density to PUD Planned unit development, subject to the Conditions of Approval being fulfilled by the applicant.

Conditions of Approval:

1. General Code Compliance. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

2. Amended Plat. Provide an Amended Plat of the subject property which shall incorporate corrections of any errors or omissions noted by Staff.

3. Utilities. The final engineering drawings and specifications for public improvements for the subject property shall be submitted to the City Public Works Department for review and approval.

4. Land Use & Zoning. Except as provided herein, development of the property shall be consistent with allowed uses and specific development standards for this PUD Planned unit development district designation.

5. Subsequent modifications and additions. If after establishment of townhouses, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

Made by: Mr. Davis
Second: Mr. Striepe

VOTE: All being in favor, the motion passed.

PLANNING ADVISORY BOARD ACTION

MOTION: Recommendation II: The Planning Advisory Board, based on the Findings of Fact, recommends the City Commission approve the Amended Plat of the subject property, legally described as Lots 1-6, Block 3, Stone Meadows Addition, N1/2SE1/4 of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana, subject to the Zoning Commission adopting Recommendation I and subject to the Conditions of Approval being fulfilled by the applicant.

Moved: Mr. Striepe
Second: Mr. Davis

VOTE: All being in favor, the motion passed.

COMMUNICATIONS

Land Development Code Revision Process Update

- Lee Nellis, FAICP, Deputy Director P&CD

Mr. Nellis said staff is in the process of setting up meetings for the four ad hoc committees, which are the Medical District, Industrial Land Use, Commercial Corridors, and Residential In-fill. Chair Weisenburger encouraged anyone with interest for these committees to sign up with staff.

Next Meeting Agenda – February 25, 2014

- None

Upcoming Planning Board Projects

- East Great Falls Retail Center

Project Status:

- Talus Apartments – City Commission
March 4, 2014 – public hearing
- Voyager Apartments, ASI – City Commission
February 18, 2014 – first reading
March 18, 2014 – public hearing

Ms. Amy said that Buffalo Wild Wings will go to City Commission for final action on February 18.

Petitions and Applications Received:

- None

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Weisenburger adjourned the meeting at 3:40 p.m.

CHAIRMAN

SECRETARY