

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
July 8, 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 Henkel
Dr. Heidi Pasek
Ms. Cheryl Patton
Ms. Sophia Sparklin
Mr. Mark Striepe
Mr. Wyman Taylor

Planning Board Members absent:

Mr. Anthony Houtz

Planning Staff Members present:

Mr. Craig Raymond, CBO, Director P&CD
Ms. Galen Amy, Planner II
Mr. Garrett Norman, Planner I
Ms. Phyllis Tryon, Sr. Administrative Assistant

Other Staff present:

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.

Chair Weisenburger asked if there were any comments or corrections to the minutes of the regular meeting held on June 24, 2014. Seeing none, the minutes were approved as submitted.

BOARD ACTIONS REQUIRING PUBLIC HEARING
NeighborWorks Great Falls
Rezone 1201 1st Avenue South

Mr. Striepe, Ms. Patton and Ms. Henkel recused themselves from discussion and voting on this agenda item.

Garrett Norman, Planner I, reviewed the staff report for the application by NeighborWorks Great Falls for a rezone of 1201 1st Avenue South from R-3 Single-family high density district to R-5 Multi-family medium density district. Mr. Norman entered the staff report into the record.

The subject property consists of three adjacent lots under common ownership that measure 7,500 square feet each for a combined total of 22,500 square feet. The current use is a parking lot with vegetation. The applicant has no development proposal at this time. Nearby properties to the east, west, and south are zoned R-3, and the property to the north is zoned C-5 Central business periphery development. The existing zoning permits 3 single-family dwelling units at 1 unit per lot. The proposed rezone would increase the density to a maximum of 12 multi-family units on all 3 lots (4 units per lot). The majority of the neighborhood has 5-10 dwelling units per acre. However, there are some multi-family developments along 2nd Avenue South. For example, the property located at 205 11th Street South has approximately 13 dwelling units, and the property at 120 12th Street South has approximately 18 dwelling units.

Mr. Norman reviewed the Findings for the Basis of Decision as listed in the staff report. The subject property is located in Neighborhood Council 9. Patty Cadwell, Neighborhood Councils Coordinator, itemized the project on the agenda for the Council's June 25 meeting. The Council voted in favor of the rezone. Staff received several phone calls with general questions about the project, and one letter expressing opposition. A copy of that letter was provided to the Board at this meeting and is incorporated into the minutes.

Mr. Norman reviewed the Conditions of Approval and concluded his review of the staff report. There were no questions from the Board.

PETITIONER'S PRESENTATION

Mr. Neil Fortier, 509 1st Avenue South, representing NeighborWorks Great Falls as Director of Rental Development, said they are proposing an 8-12 multi-family project at this location with development beginning in February or March 2015 and being completed by November 2015.

PROPOSERS

There were no proposers.

OPPOSERS

There were no opposers.

PUBLIC COMMENT

There was no public comment.

ZONING COMMISSION ACTION

MOTION: 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 12-14, Block 356, Great Falls First Addition, Section 12, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, from the existing R-3 single-family high density to R-5 multi-family medium density, 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. **Landscaping.** Redevelopment of the site shall be in compliance with Section 17.44.1.030.G of the Land Development Code for tree preservation and protection, to the extent possible.

Made by: Ms. Sparklin
Second: Mr. Taylor

VOTE: Mr. Striepe, Ms. Patton and Ms. Henkel having recused themselves from the vote, all others voted in favor and the motion passed.

New Castle Addition – Rezone & Vacate ROW Southeast corner of 13th St S & 24th Ave S

Staff received a request for a continuation to July 22 for this application from the owner's representative. Ms. Patton asked if the Petitioner was present and would like to explain the request for a continuance. Ms. Amy said the applicant's representative was unable to attend the meeting. She did not have more specific information on the reason for the request.

MOTION: That the Planning Advisory Board/Zoning Commission continue the matter on July 22, 2014.

Made by: Mr. Striepe
Second: Ms. Patton

Ms. Patton said this was the last continuance for the project that she would be interested in granting. She said the applicant needs to be ready to move ahead or else pull their application. Ms. Sparklin agreed, especially in light of members of the public wishing to attend. Chair Weisenburger asked how many members of the public attended the last Planning Advisory Board meeting (with this project on the agenda), and Ms. Patton said there were quite a few.

VOTE: There being no further discussion, and all being in favor, the motion passed.

COMMUNICATIONS

Next Meeting Agenda – July 22, 2014

- New Castle Addition – Rezone & Vacate ROW

Project Status:

- Charter CUP Telecommunications Facility
 - City Commission First Reading – July 15, 2014
- City View Subdivision – Final Plat
 - City Commission First Reading – July 15, 2014

Petitions and Applications Received:

- ADF Paint Shop – Minor Subdivision

Ms. Patton asked if there was any further information on the East Great Falls Retail development. Ms. Amy said staff received some draft documents on the Conditional Use Permit, and the engineers for the project are working with the City Public Works Department on sewer.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Weisenburger adjourned the meeting at 3:18 p.m.

CHAIRMAN

SECRETARY