

**MINUTES OF THE MEETING  
OF THE  
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION  
June 23, 2015**

**CALL TO ORDER**

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

**ROLL CALL & ATTENDANCE**

Planning Board Members present:

Nathan Weisenburger, Chair  
Scot Davis, Vice Chair  
Peter Fontana  
Cheryl Patton  
Sophia Sparklin  
Mark Striepe

Planning Board Members absent:

Dana Henkel  
Anthony Houtz  
Heidi Pasek

Planning Staff Members present:

Craig Raymond, Director P&CD  
Garrett Norman, Planner I  
Phyllis Tryon, Sr. Administrative Assistant

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 9<sup>th</sup> 2015. Seeing none, the minutes were approved as submitted.

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

### **Amended Plat of the Replat of Lincoln Heights (Soroptimist Village) 2400 13<sup>th</sup> Avenue South**

Garrett Norman, Planner I, presented the staff report for the amended plat of the replat of Lincoln Heights (Soroptimist Village). Mr. Norman entered the staff report into the record. The subject property consists of an entire city block between 13<sup>th</sup> Avenue South and 14<sup>th</sup> Avenue South and 24<sup>th</sup> and 25<sup>th</sup> Streets South. The physical address is 2400 13<sup>th</sup> Avenue South. The project consists of aggregating 28 lots, which includes the vacated alley, into one parcel for an approximate total of 2.057 acres. The request to aggregate the parcels was initiated by the City's Planning and Community Development Department when the property owners approached the City to construct a pole-mounted solar array along their property line that fronts 14<sup>th</sup> Avenue South. It is City policy that structures cannot be constructed over property lines, and in addition to the request to build the solar array, the property already occupied the entire city block and was built over city lot lines. This aggregation could be seen as a cleanup of the entire site.

Mr. Norman reviewed the aerial map, zoning map and proposed amended plat as provided in the staff report. The property is zoned R-5 Multi-family medium density, so the existing use is permitted. Mr. Norman provided information on an amended plat as found in Montana Code Annotated 76-3-207(2)(a), which states: a division, redesign, or rearrangement of lots that rearranges six or more lots must be approved by the governing body before an amended plat may be filed with the county clerk and recorder.

The subject property is located in Neighborhood Council #5. Patty Cadwell, Neighborhood Council Coordinator, provided the project information to the Council as a courtesy on June 15, 2015. Mr. Norman reviewed the Conditions of Approval as listed in the staff report and concluded his presentation.

### **PUBLIC COMMENT**

There was no public comment.

### **PLANNING ADVISORY BOARD DISCUSSION AND ACTION**

Ms. Sparklin commended the City for cleaning up this property with this proposed amended plat.

**MOTION:** The Planning Advisory Board recommends the City Commission approve the Amended Plat of Lots 1-28 and the Vacated Alley of Block 27, Replat of Lincoln Heights, located in the NE 1/4 of Section 18, Township 20 North, Range 4 East, P.M.M., City of Great Falls, Cascade County, Montana, the Findings of Fact, and 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.** The Amended Plat of the subject property shall incorporate corrections of any errors or omissions noted by Staff.

Made by: Mr. Davis  
Second: Ms. Patton

VOTE: All being in favor, the motion passed.

## COMMUNICATIONS

### Next Meeting Agenda – Tuesday, July 14, 2015

- None

### Project Status:

- CHS Inc. Annexation and Zoning – City Commission Public Hearing July 7, 2015
- Thaniel Addition Annexation, Zoning & Final Plat – City Commission Public Hearing July 7, 2015
- Westridge Addition Phase VII-XI Zoning and Preliminary Plat – City Commission First Reading, July 7, 2015

### Petitions and Applications Received:

- East Industrial Park TIF Industrial District (AgriTech) Application

Mr. Raymond said that an amended agreement on AgriTech Park may come before City Commission on July 7 also.

## PUBLIC COMMENT

There was no public comment.

## ADJOURNMENT

There being no further business, Chair Weisenburger adjourned the meeting at 3:08 p.m.

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CHAIRMAN

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SECRETARY