

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
September 8, 2015**

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:

Nate Weisenburger, Chair
Scot Davis, Vice Chair
Peter Fontana
Anthony Houtz
Keith Nelson
Cheryl Patton
Mark Striepe

Planning Board Members absent:

Sophia Sparklin

Planning Staff Members present:

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

Other Staff present:

Sara Sexe, City Attorney
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 August 25, 2015. Seeing none, the minutes were approved as submitted.

BOARD ACTIONS REQUIRING PUBLIC HEARING

Faith Lutheran Church – Annexation, Zoning, CUP 1300 Ferguson Drive

Garrett Norman, Planner I, presented the staff report for the Faith Lutheran Church annexation, zoning, and Conditional Use Permit. The applicant is requesting the parcel be annexed into the City of Great Falls, receive a zoning classification of R-3 single-family high density upon annexation, and receive a Conditional Use Permit (CUP). The proposed project is a new church facility consisting of 19,500 square feet of gross floor area containing a nursery, classrooms, music room, library/conference room, and 5,122 square feet of assemblage area. They will provide 104 parking spaces with an additional 14 ADA accessible spaces.

The applicant's proposed improvements will include completing Ferguson Drive and paving a private driveway from Flood Road to the north end of the project's parking lot. The applicant will be responsible for extending storm drain, water, and sewers mains to the edge of the parcel, and stormwater will be managed by stormwater ponds. The Draft Improvement Agreement will be finalized prior to the final action by the City Commission.

The subject property is located in Neighborhood Council #1, which met August 18, 2015 and voted to support the project. The project is consistent with social and physical growth policies, and there has been no opposition to the project. Mr. Norman stated the project meets the requirements for the basis of decision for annexations and Conditional Use Permits. The multiple Conditions of Approval, which are detailed in the staff report, are the cooperative result of various City Department requirements.

Mr. Norman concluded his review of the staff report and offered to answer any questions from the Board. Mr. Houtz asked to clarify that the landscape berm was to block headlights. Mr. Norman said the applicant has the option to build a berm or construct a wall, as prescribed in City Code.

PUBLIC QUESTION AND ANSWER SESSION

Chair Weisenburger opened the floor for the public question and answer session.

John Gagnon, 3030 Delmar Drive, asked if the property to the north which is zoned R-2 would be the actual property Faith Lutheran Church would be building on, or the entire portion that would be annexed into the City. Mr. Norman clarified that this R-2 zoning is in City limits; the parcel Faith Lutheran Church is requesting to annex is currently zoned in the County as Urban Residential.

PETITIONER'S PRESENTATION

Lee Roath, president of the congregation, Faith Lutheran Church, said they are very excited to bring this opportunity to this almost un-churched area. They have been working with the Neighborhood Council #1 on plans to integrate the Church into the existing plot, as well as helping support and facilitate development of the park next to the subject property. He stated it will improve the overall area by enhancing a lot that has not been maintained or taken care of in

a long time. He said the Church would highly appreciate being inside City limits as they can bring real value to the City with this project.

PUBLIC COMMENT

Brad Livingston, 2704 Big Ranch Road, said he was at the Neighborhood Council meeting on August 18, 2015, when Faith Lutheran Church presented their project. He said he was impressed with the Church's presentation and the passion they have for what they want to do for their members and the neighborhood. He is an advocate for this project.

John Gagnon, 3030 Delmar Drive, lives two houses from where this development will be, and believes annexing it into the City is a good thing. He thinks the Conditional Use Permit is a good thing for not only Great Falls, but also the neighborhood, but he does have some concerns. One concern is about how the lighting will be done in the parking lot to make sure it doesn't bother the direct neighbors. The amount of potential traffic down Delmar Drive, as well as the evaporation pond and sitting groundwater, are also concerns that he hopes to see addressed during the development of the Faith Lutheran Church.

Mark Leo, Big Sky Civil & Environmental, 1324 13th Ave SW, engineer and land surveyor for the applicant, said he is also a neighbor of the project and wants to address some of the concerns. The proposed lighting for the Church is cast down lighting. The stormwater pond is a retention pond, not a detention pond, so water will not sit there long term and the retention pond will connect to City storm drain. The connector road from Flood Road will help alleviate excess traffic down the neighborhood streets.

PLANNING ADVISORY BOARD DISCUSSION AND ACTION

Mr. Striepe commented that it is a great infill project and is a well thought out plan that develops a portion of land that has become surrounded by the City.

Mr. Raymond clarified that at this point in the project they will be building a driveway-width road, and the infrastructure underneath will be to City standard; however, Lot 1 and Lot 2 will be developed at some point in the future. At that point in time, the road will be fully built out to City standard with a cul-de-sac. Mr. Weisenburger asked if the parking lot provides the space the fire department needs in the interim to turn around, and Mr. Raymond confirmed.

Mr. Nelson made note that in regards to lighting, the new required map shows where the lights will shine before the applicant can receive their building permit.

Mr. Davis commented that he is glad to see Ferguson Road completed and connected, which builds a nice method and mode of transit, and the re-paving of Flood Road is a good example of that.

Mr. Weisenburger asked what lot the playground may be located on. Mr. Norman stated he was not familiar with any plans. Mr. Livingston said the playground would be part of the park that has been without any equipment for awhile, on the other side of Ferguson Road.

MOTION: Recommendation I: That the Planning Advisory Board recommends City Commission approve annexation of the subject property addressed as 1300 Ferguson Drive, and legally described in the staff report, based on the Annexation by Petition Basis of Decision

and subject to the Zoning Commission approving Recommendation II and III and the applicant fulfilling the Conditions of Approval.

Made by: Mr. Fontana
Second: Mr. Davis

VOTE: All being in favor, the motion passed.

MOTION: Recommendation II: That the Zoning Commission recommends the City Commission approve rezoning the subject property addressed as 1300 Ferguson Drive, and legally described in the staff report, from the existing Cascade County UR Urban Residential to City R-3 Single-family high density district upon annexation into the City of Great Falls, subject to the applicant fulfilling the Conditions of Approval.

Made by: Ms. Patton
Second: Mr. Houtz

VOTE: All being in favor, the motion passed.

MOTION: Recommendation III: That the Zoning Commission recommends the City Commission approve the Conditional Use Permit for the subject property addressed as 1300 Ferguson Drive, and legally described in the staff report, for the construction of a worship facility upon annexation into the City of Great Falls, based on the Conditional Use Permit Basis of Decision and subject to the applicant fulfilling the Conditions of Approval.

Made by: Mr. Striepe
Second: Mr. Fontana

VOTE: All being in favor, the motion passed.

Mr. Norman advised the applicant of the next steps.

COMMUNICATIONS

Next Meeting Agenda – Tuesday, September 22, 2015

- Cottage Grove Phase 3, PUD Amendment

Project Status:

- None

Petitions & Applications Received:

- Cottage Grove Phase 3, PUD Amendment

Mr. Raymond provided the board with an update of Board member terms. He also informed the Board that applications are still being accepted for the current Board vacancy.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Weisenburger adjourned the meeting at 3:31 p.m.

CHAIRMAN

SECRETARY