

# PLANNING ADVISORY BOARD ZONING COMMISSION

**JUNE 26, 2012**

***Case Number***

ANX2012-2  
ZON2012-2

***Applicant***

Great Falls Development  
Authority (GFDA)

***Property Location***

18th Avenue North and  
67th Street North

***Requested Action***

**Annexation** of ±196.549  
acres located north of 18th  
Avenue North and west of  
67th Street North.

**Rezone** the subject proper-  
ties from County I-2 Heavy  
Industrial to City I-2 Heavy  
Industrial district and  
County AG (Agricultural)  
to City Parks & Open  
Space (POS).

***Neighborhood Council***

Neighborhood Council #4

***Recommendation***

Approval of the request  
with conditions.

***Project Planner***

Mike Haynes, AICP

## ANNEXATION, ZONING & PRELIMINARY PLAT FOR AGRI-TECH RAIL-SERVED INDUSTRIAL PARK

Overview

The proposed project is a rail-served heavy industrial park with an emphasis on value-added processing of agricultural products.

GFDA submitted the project for annexation on May 14, 2012. Per statute, public notice for the public hearing by the Planning Advisory Board/Zoning Commission was published in the *Great Falls Tribune* on June 10, 2012. Subsequently, the applicant contacted the Planning and Community Development office and requested the project be “tabled” due to potential late changes to the application.

The Planning Department is recommending the Planning Advisory Board / Zoning Commission vacate the public hearing and reschedule the hearing to July 10, 2012 at the request of the applicant. Public notice for the July 10, 2012 public hearing was duly published in the *Great Falls Tribune* on June 24, 2012.

Suggested Recommendation

I move that the Planning Advisory Board / Zoning Commission vacate the public hearing related to annexation, zoning & preliminary plat of Agri-Tech Rail-Served Industrial Park scheduled for June 26, 2012, and reschedule the public hearing for July 10, 2012.

Next Steps

1. The Planning Advisory Board / Zoning Commission will conduct the public hearing on July 10, 2012.
2. The Planning Advisory Board/Zoning Commission recommendation will be presented to the City Commission.
3. City Commission will approve or deny the Annexation and Rezoning.
4. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder’s Office.

Cc: Jim Rearden, Public Works Director  
Dave Dobbs, City Engineer  
Patty Cadwell, Neighborhood & Youth Council Coordinator  
Susan Conell, County Planning Director, [sconell@cascadecountymt.gov](mailto:sconell@cascadecountymt.gov)  
Great Falls Development Authority, PO Box 949, Great Falls, MT 59403  
John Juras, TD&H Engineering, [John.Juras@tdhengineering.com](mailto:John.Juras@tdhengineering.com)





# EXHIBIT B - APPLICATION

CITY OF GREAT FALLS  
 PLANNING & COMMUNITY DEVELOPMENT DEPT.  
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
 406.455.8415 • WWW.GREATFALLSMT.NET

**DEVELOPMENT APPLICATION**

Submittal Date: 5.14.12  
 Application Number: \_\_\_\_\_  
 Paid (Official Use ONLY):   
 Annexation: \$400  
 Establish City Zoning: \$700  
 Zoning Map Amendment: \$700  
 Conditional Use Permit: \$700  
 Planned Unit Development: \$700  
 Subdivision Preliminary Plat: \$800  
 Subdivision Minor Plat: \$600  
 Subdivision Final Plat: \$300  
 Amended Plat (6 or more lots): \$600  
 Vacate Public Right of Way: \$200

AgriTech Park Addition  
 Name of Project / Development:  
Great Falls Development Authority  
 Owner Name:

PO Box 949 Great Falls, MT 59403  
 Mailing Address:  
406-771-9021 bdoney@gfdevelopment.org  
 Phone: Email:

TD&H Engineering, John Juras, Project Engineer  
 Representative Name:

1200 25th St S, Great Falls, MT 59405  
 Mailing Address:  
406-761-7021 john.juras@tdhengineering.com  
 Phone: Email:

### PROPERTY DESCRIPTION / LOCATION:

Sections 35 and 35      T 21 N      R 4 E  
 Mark/Lot:      Section:      Township/Block:      Range/Addition:  
 Street Address:

ZONING:      LAND USE:  
 I-2 Heavy Industrial      I-2      Agricultural      Industrial  
 Current:      Proposed:      Current:      Proposed:

I (We) the undersigned understand that the filing fee accompanying this application is not refundable. I (we) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (we) further understand that other fees may be applicable per City Ordinances.  
 I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

[Signature] 5/10/12  
 Property Owner's Signature: Date:  
[Signature] 17 February, 2012  
 Representative's Signature: Date: