

PLANNING ADVISORY BOARD ZONING COMMISSION

JUNE 24, 2014

Case Number

CUP2014-4

Applicant/Owner

Charter Communications

Representative

Bryan Bajier, Ascent, LLC

Property Location

2100 21st Ave S

Parcel ID Number

1079544

Requested Action

Conditional Use Permit for an Unconcealed Telecommunications Facility to be permitted on the Property

Neighborhood Council

Neighborhood Council #5

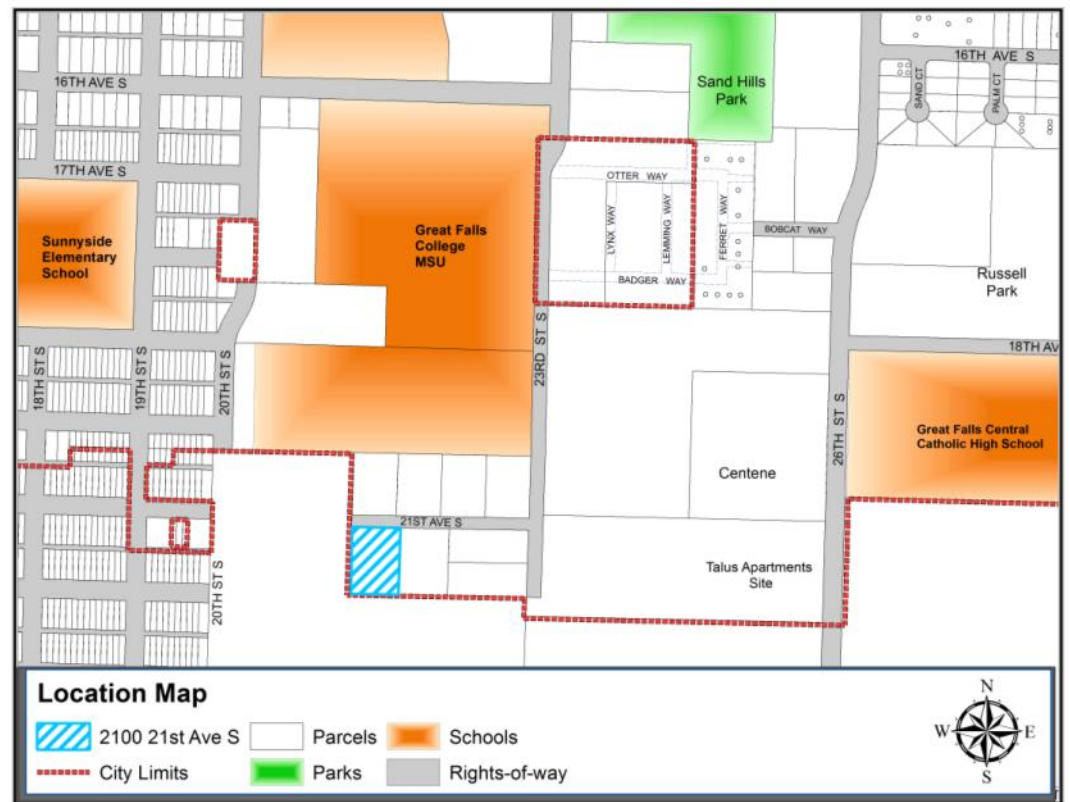
Recommendation

Approval of the request with Conditions

Project Planner

Galen Amy

CONDITIONAL USE PERMIT FOR AN UNCONCEALED TELECOMMUNICATIONS FACILITY



Summary

The subject property is west of 23rd Street South, in the vicinity of Great Falls College MSU and the Homeland Security Office. The applicant is requesting a Conditional Use Permit to allow an Unconcealed Telecommunications Facility on the southern portion of the property.

- Legal Description: Lot 3E, Medical Tech Park, Section 18, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana

- Area: ±1.3 acres

Agency Comment

Representatives from the City's Public Works, Fire Department and Parks and Recreation have been involved in the review process for this application. All comments made by the above parties have been addressed by the applicant or in the conditions of this report.

Existing Conditions

Existing Use: Vacant undeveloped land

Existing Zoning: M-1 Mixed-use district. This district is intended to allow a balanced and harmonious mixture of commercial, residential, and institutional uses and public spaces. A mix of uses could occur within the same building or in separate buildings in close proximity to one another. An Unconcealed Telecommunications Facility is permitted in this district only with Conditional Use Permit approval.

Adjacent Land Use: The property is located in a developing area. There is unincorporated vacant land to the south and west of the subject property. North of the subject property is vacant, undeveloped land located in City limits, which is owned by the City. East of the subject property is the existing Homeland Security Office. See Exhibit A - Zoning Map, and Exhibit B - Aerial Map, for more information on the surrounding properties.

Project Background

On December 18, 2012, the City Commission adopted Resolution 10002 which granted a Conditional Use Permit (CUP) for Optimum to construct an Unenclosed Telecommunications Facility on the subject property; however, in the course of the past eighteen months, with changes in ownership of the Optimum company transferring to Charter Communications, that original CUP has expired. The scope of the original project has also been scaled back since the initial approval to not include the relocation of offices to this site.



View southeast toward subject property from 21st Avenue South.



View south of the subject property from 21st Avenue South.

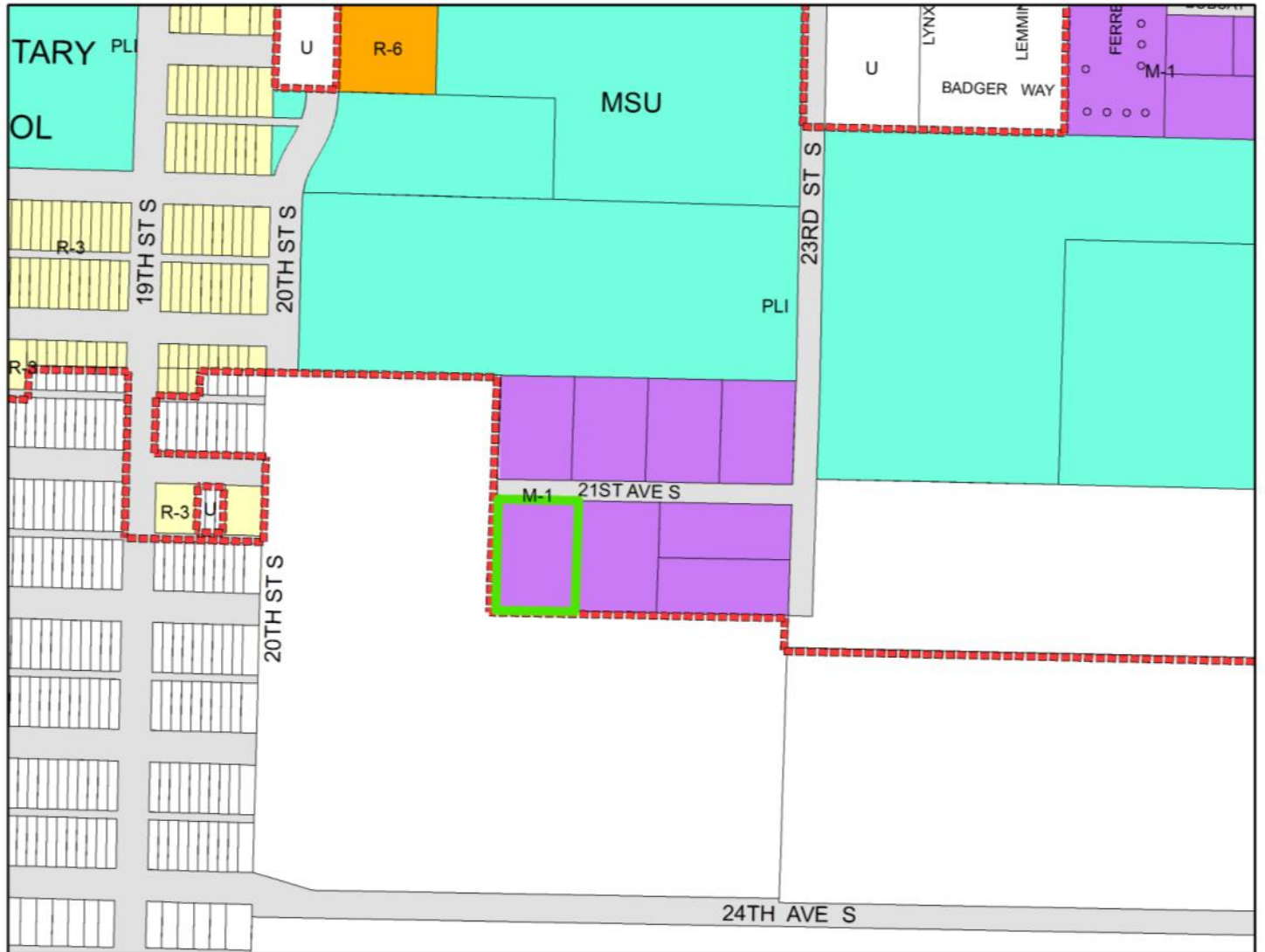


























View southwest from 21st Avenue South.



View north of subject property and existing wind turbine north of the subject property.

EXHIBIT A - ZONING MAP



- | | | | | | |
|--|----------------------------------|---|--------------------------------|---|------------------------------------|
|  | 2100 21st Ave S |  | R-9 Mixed Residential |  | M-1 Mixed-use District |
|  | City Limits |  | R-10 Mobile Home Park |  | M-2 Mixed-use Transitional |
|  | Tracts of Land |  | PUD Planned Unit Development |  | I-1 Light Industrial |
| ZONING | | | | | |
|  | R-1 Single-family Suburban |  | C-1 Neighborhood Commercial |  | PLI Public Lands and Institutional |
|  | R-2 Single-family Medium Density |  | C-2 General Commercial |  | POS Parks and Open Space |
|  | R-3 Single-family High Density |  | C-3 Highway Commercial |  | AI Airport Industrial |
|  | R-5 Multi-family Medium Density |  | C-4 Central Business Core |  | U Unincorporated Enclave |
|  | R-6 Multi-family High Density |  | C-5 Central Business Periphery |  | right-of-way |

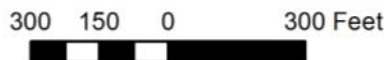
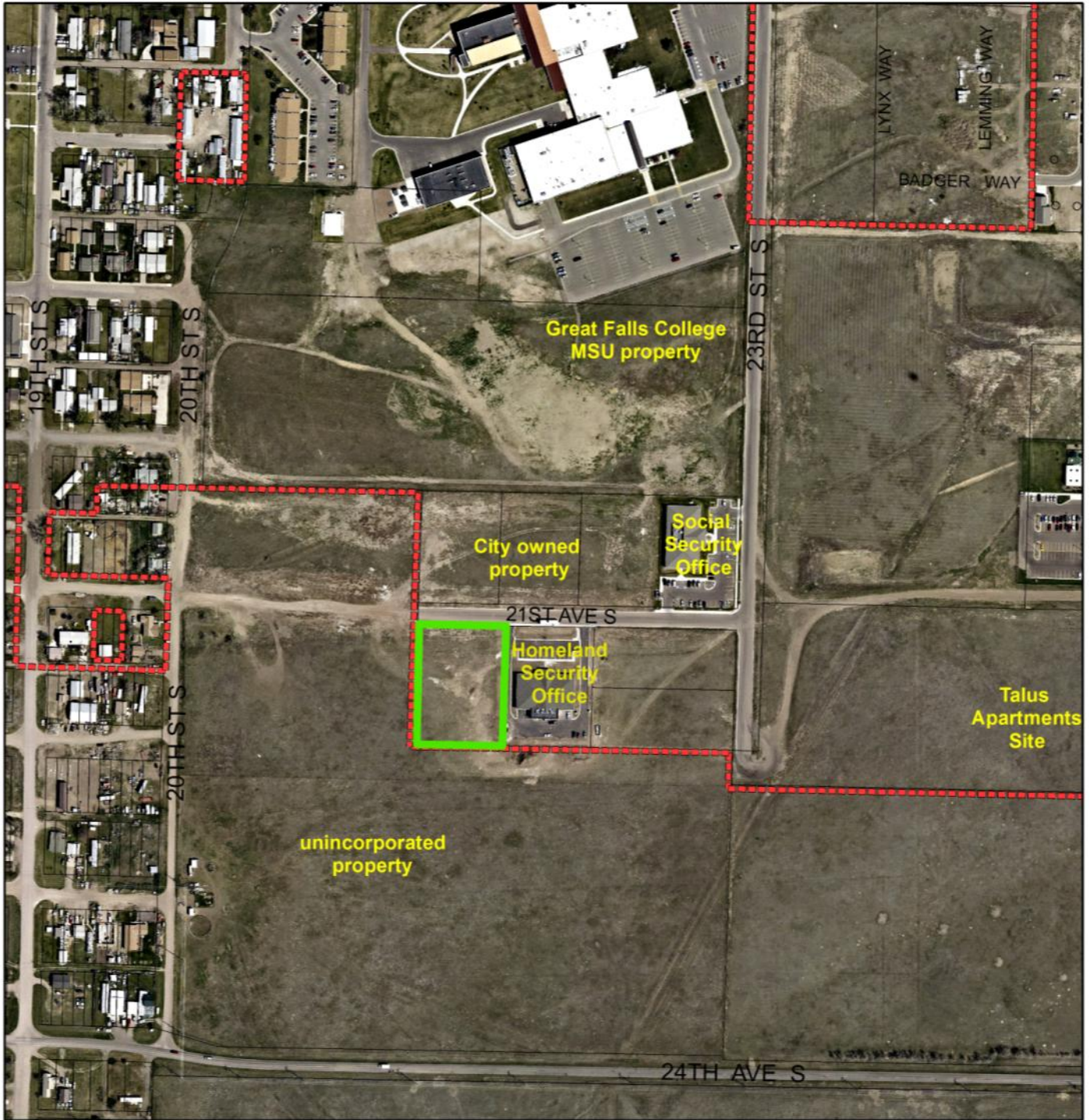



EXHIBIT B - AERIAL MAP



 2100 21st Ave S

 City Limits

 Tracts of Land



Conditional Use Permit

The Conditional Use Permit would allow an Unconcealed Telecommunications Facility (Facility) on the southern portion of the subject property. This Facility includes construction of a 1,768 square foot, single-story building for one general office space and the telecommunications room for support services (see Exhibit H). On the south side of the building there will be concrete pads for three satellite dishes and a 40-foot tall telecommunication tower. The developed portion of the site will have a 6-foot tall perimeter fence (see Exhibit I). An equipment yard will be located immediately north of the proposed building, and this yard will include two air conditioning units and a standby emergency generator. The applicant is proposing a 10-foot tall sound wall around the generator, with a 6-foot fence around the entire service yard.

The site plan includes the conceptual parking layout showing 8 parking spaces, 1 of which will be ADA accessible. This meets the code requirements. The proposed landscaping meets the minimum requirements of the Land Development Code with the abovementioned 15-foot landscaped buffer, and planting surrounding the south portion of the site. In addition, the applicant applied for a Design Waiver to eliminate the required foundation planting and phase the landscaping in relation to when the north and south half of the property are developed. This Waiver has been approved. The building will be constructed using split face and standard concrete masonry units in burgundy and khaki.

Zoning Analysis

An Unconcealed Telecommunications Facility (Facility) is conditionally allowed in the M-1 zoning district. Section 17.20.6.250 of the Land Development Code in the Official Code of the City of Great Falls (OCCGF) includes special standards that accompany this land use (see Exhibit J). The proposed Facility meets these standards. The proposed Facility is located in a generally undeveloped area with similar uses nearby, as there is a 120-foot tall wind turbine located within ± 500 feet the subject property to the north (see site photos on page 2).

Traffic Analysis

The subject property is located in a developing area. The adjacent roadways have sufficient capacity to accommodate the increased traffic from the proposed development.

Streets & Utilities

The subject property abuts 21st Avenue South which is improved to a City standard. The applicant will not be required to improve any streets as part of this application. There is a 12-inch water main and 8-inch sanitary sewer main located in 21st Avenue South with existing taps that have been stubbed to the property line for the developer's use. There are no reimbursements owed for these utilities; monies owed for the utility installation are included in the purchase price of the lot.

Stormwater Management

There is a 15-inch storm sewer main located in 21st Avenue South, but there is no stub to this main onto the property. The applicant has provided a storm drain plan/report for the site, which the City Public Works Department has approved.

Neighborhood Council Input

The subject property is located in Neighborhood Council #5. The Patty Cadwell, Neighborhood Council Coordinator provided information to the Council via email on June 3, 2014. Staff has received one phone call which was a general question about the project.

Conditional Use Permit Basis of Decision

The basis for decision for Conditional Use Permits is listed in Section 17.16.36.040 of the Land Development Code. The recommendation Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

The conditional use is consistent with City's Growth Policy and applicable neighborhood plans, if any.

The proposed Conditional Use Permit request is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project supports the Economic Policies and Land Use elements of the Growth Policy. Goals of the economic element of the Great Falls Growth Policy include:

- Attract and retain new businesses.
- Encourage a balanced mix of land uses throughout the City.
- Optimize the efficiency and use of the City's public facilities and utilities.

Goals of the Land Use element of the Great Falls Growth Policy include:

- To support and encourage efficient, sustainable development and redevelopment throughout the community.

Approval of the Conditional Use Permit on the subject property will enhance health, safety and welfare through application of City Codes and the required conditions of approval.

No neighborhood plans have been adopted for this area that addresses telecommunication uses.

That the establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.

The proposed Facility is located on a private lot is owned and maintained by Charter Communications. The Facility will be on a portion of the site that is not occupied by the public and will not generate significant off-site nuisances, as there will be landscaped and build screening for the Facility.

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed Facility will be a passive use, which will not be injurious to the use and enjoyment of property in the immediate vicinity and meets the required setbacks of the OCCGF. Installation of a 15-foot evergreen landscape buffer on the southern property line and bottom third of the east and west property lines is a condition of approval in order to minimize its visual impact from surrounding properties and roads.

The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed Facility is a passive use which will not impede the normal and ordinary development and improvement of surrounding properties. Adjacent property owners have been notified and Staff has not received any comments. The proposed location of the facility meets the setback requirements for telecommunications towers per the OCCGF and there are similar uses in the nearby area.

Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Adequate services and infrastructure exists to operate the proposed Facility.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed Facility will be accessed from the existing 21st Avenue South public right-of-way. It is not anticipated that the proposed development will increase traffic congestion in the public street.

The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.

The proposed Facility will conform to the applicable regulations of the M-1 zoning district and most of the Special Standards set forth in the OCCGF. The proposed telecommunications tower is proposed to be 40 feet high. The height limits for telecommunications towers in mixed-use zoning districts is limited to 45 feet. There is an existing 120-foot tall wind turbine located within ± 500 feet the subject property; therefore the tower has a similar character to the neighboring properties.

Staff Recommendation

Approval of the Conditional Use Permit will result in an Unconcealed Telecommunications Facility being legally permitted on the subject property. The Facility should not create significant impact on the neighborhood and is consistent with the review criteria for Conditional Use Permits. Therefore, it is recommended that the Zoning Commission recommend to the City Commission that a Conditional Use Permit be granted to allow an Unconcealed Telecommunications Facility be established on a portion of the property addressed as 2100 21st Avenue South.

Recommendation:

The Zoning Commission, based on the findings for the Basis of Decision, recommends the City Commission approve the Conditional Use Permit for an Unconcealed Telecommunications Facility at the property legally described as Lot 3E, Medical Tech Park, Section 18, T20N, R4E, P.M.M., Cascade County, Montana, subject to the Conditions of Approval being fulfilled by the applicant.

Conditions of Approval

1. **Stormwater Management.** A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the Site.
2. **Substantial Compliance.** Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated May 9, 2014.
3. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the M-1 Mixed-use district designation.
4. **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.
5. **Subsequent modifications and additions.** If after establishment of a conditional use, 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 conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
6. **Landscape Screening.** Applicant shall provide a 15-foot continuous evergreen landscape buffer including trees and shrubs along the southern property line and bottom third of the east and west property lines.

Review/Approval Process

Next Steps

1. The Zoning Commission recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Conditional Use Permit.
3. 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 Council Coordinator

Bryan Bajier, Charter Communications, Bryan.Bajier@ascentcorp.com

Frank Park, Director ISP, Charter Communications, frank.park@charter.com

EXHIBIT C - 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

NEW TELECOMMUNICATIONS FACILITY
 Name of Project / Development:

Charter Communications
 Owner Name:

1860 MONAD RD. BILLINGS MT 59102
 Mailing Address:

406-869-5610
 Phone:

FRANK.PARK@charter.com
 Email:

FRANK PARK Director I.S.P. / BRYAN BAJIER
 Representative Name:

SAME AS ABOVE / 2350 BALL DRIVE, ST. LOUIS, MO 63146
 Mailing Address:

314.810.1546
 Phone:

bryan.bajier@ascenr.com
 Email:

PROPERTY DESCRIPTION / LOCATION:

03E S18 T20 N R/4E
 Mark/Lot: Section: Township/Block: Range/Addition:

2102 21ST AVE S
 Street Address:

ZONING:

M-1 M-1 VACANT TELCO FACILITY
 Current: Proposed: Current: Proposed:

LAND USE:

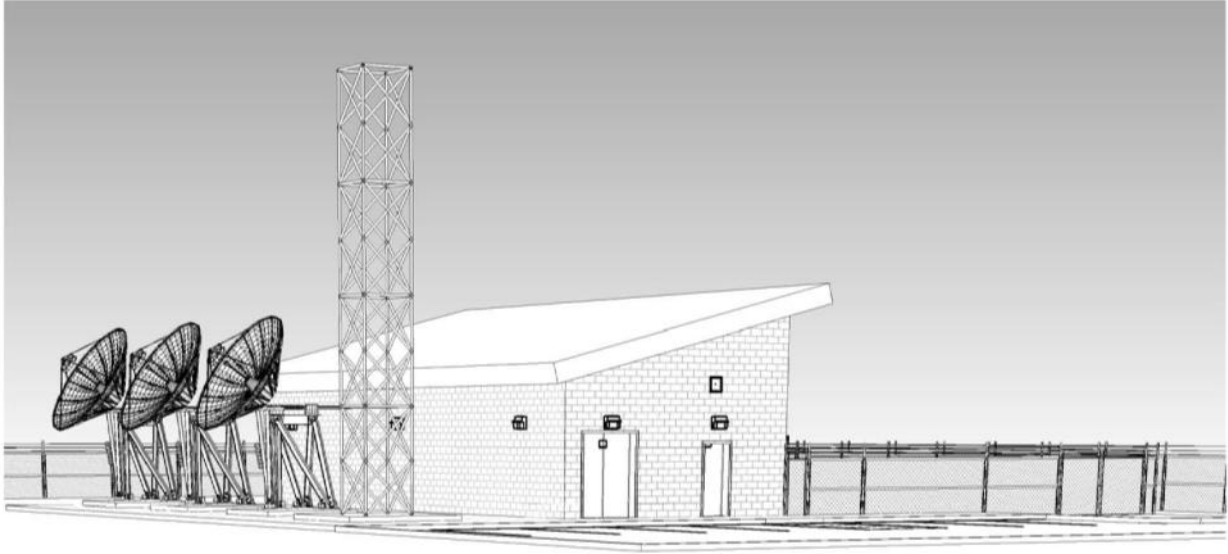
I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. 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] 5-9-14
 Property Owner's Signature: Date:

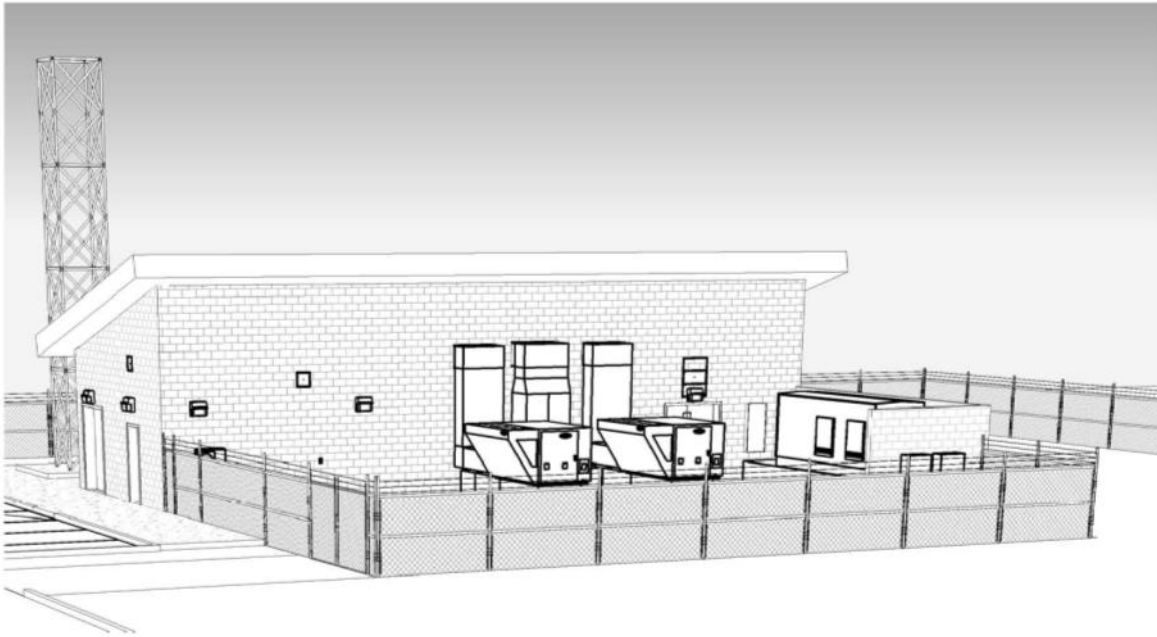
[Signature] 5-12-14
 Representative's Signature: Date:

- Submittal Date: _____
 Application Number: _____
 Paid (Official Use ONLY):
- Annexation: \$500
 - Preliminary Plat, Major: \$1,500 + \$50/lot
 - Preliminary Plat, Minor: \$1,250
 - Revised Preliminary Plat: \$1,000
 - Final Plat, Major: \$1,500 + \$25/lot
 - Final Plat, Minor: \$1,250
 - Amended Plat, Administrative: \$200
 - Amended Plat, Non-administrative: \$1,000
 - Zoning Map Amendment: \$2,000
 - Conditional Use Permit: \$1,500
 - Planned Unit Development: \$2,000
 - Vacate Public Right-of-Way: \$1,250
 - Public Hearing Notice

EXHIBIT D - CONCEPTUAL RENDERINGS



2 3D PERSPECTIVE
G0.1



3 3D PERSPECTIVE
G0.1

EXHIBIT E - PROPOSED SITE PLAN

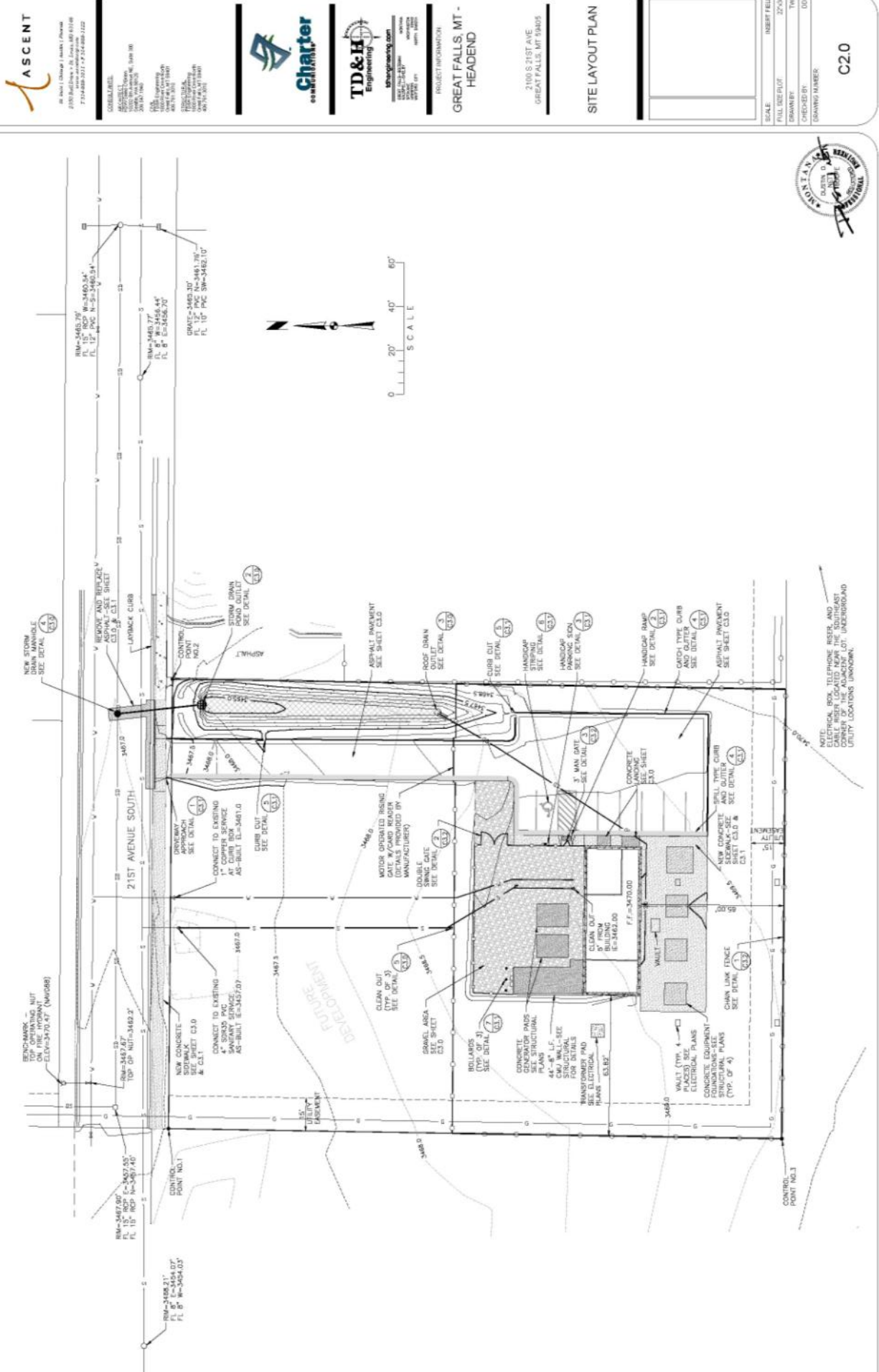
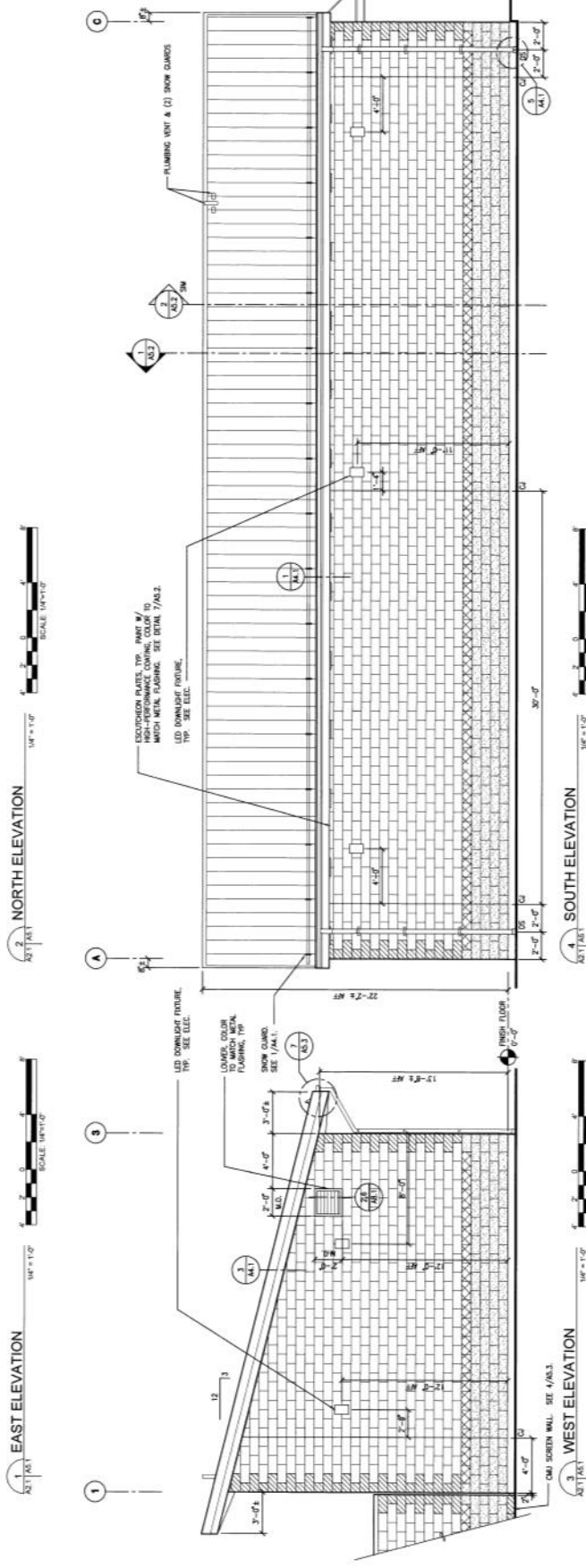
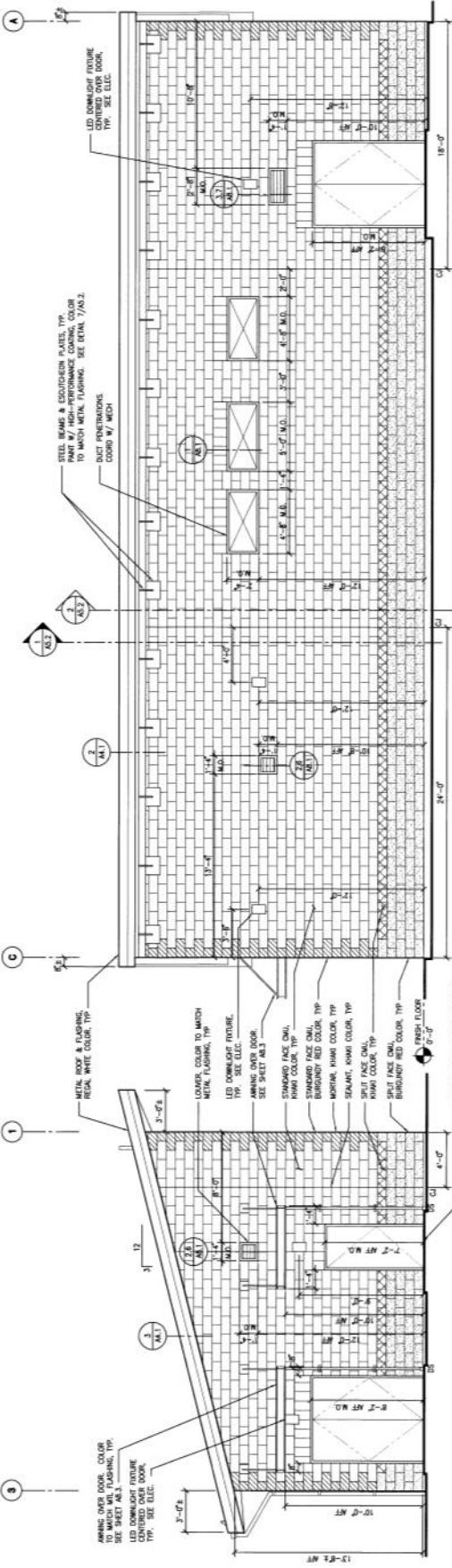


EXHIBIT F - PROPOSED ELEVATIONS



ASCENT
1800 S. Chippewa Avenue, Phoenix
4800 N. Central Expressway, Suite 100
734 480-1017 | 734 480-1122

CONSULTANTS
ARCHITECTS
1000 N. Central Expressway, Suite 100
Phoenix, AZ 85008
734 480-1017

Charter CONSULTANTS
1000 N. Central Expressway, Suite 100
Phoenix, AZ 85008
734 480-1017

KOWALASORRIEN
10202 8th Avenue NE, Suite 300
Seattle, WA 98125
p. 206.947.1946 | f. 206.947.8232
www.kso.com

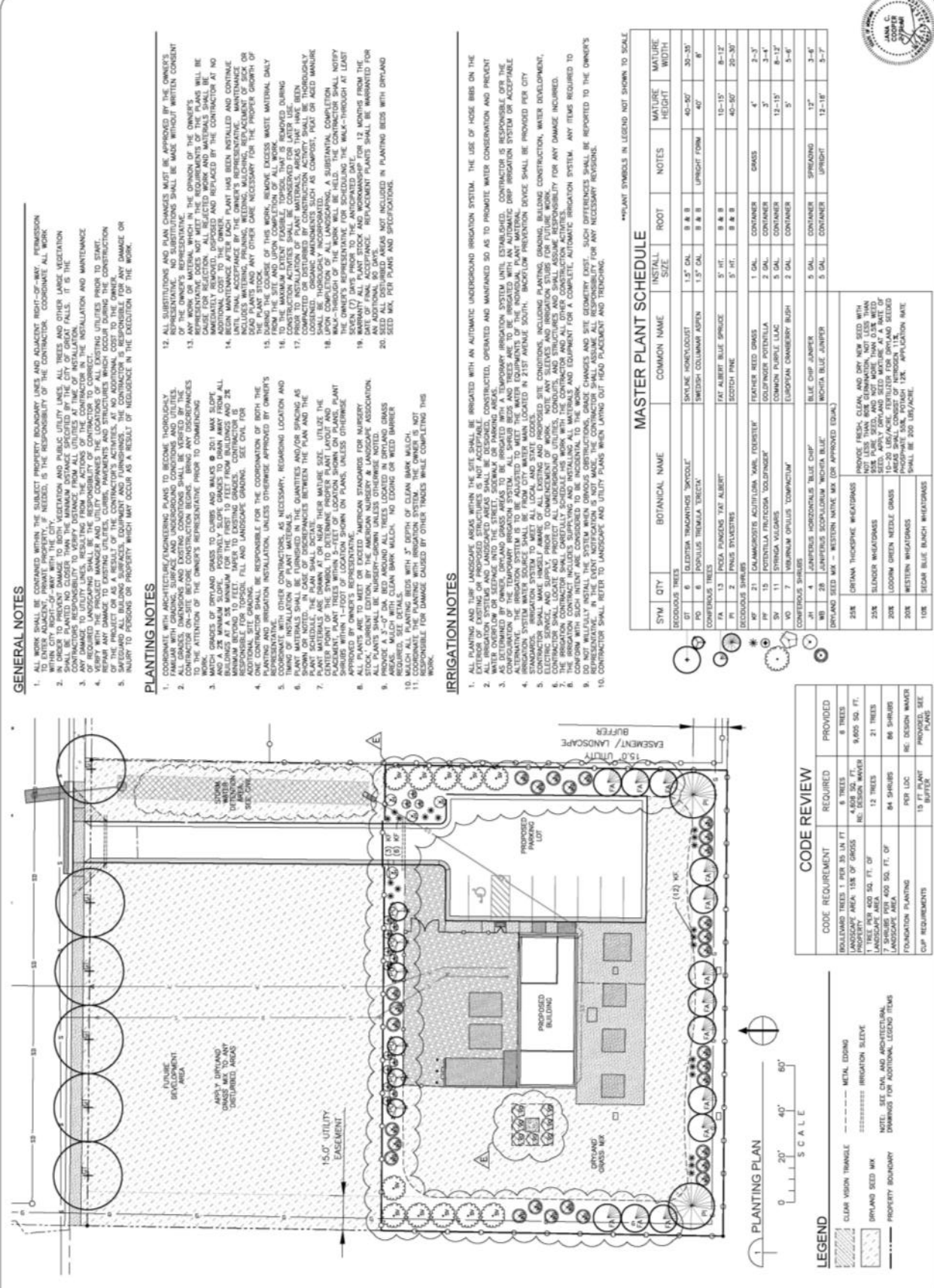
PROJECT INFORMATION
GREAT FALLS, MT - HEADEND
7100 S 21ST AVE
GREAT FALLS, MT 59405

EXTERIOR ELEVATIONS

4-25-14
5-8-14
B: 100% REVIEW
C: PERMIT SET
D: 100% REVIEW

AS NOTE
FULL SIZE PLOT
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DRAWING NUMBER: A5.1

EXHIBIT G - PROPOSED LANDSCAPE PLAN



CODE REVIEW

CODE REQUIREMENT	REQUIRED	PROVIDED
ROLLBACK TREES 1 PER 30 LIN FT	6 TREES	8 TREES
LANDSCAPE AREA 15% OF GROSS PROPERTY	4,650 SQ. FT.	9,600 SQ. FT.
PERFORATED CURB 400 SQ. FT. OF LANDSCAPE AREA	12 TREES	31 TREES
7 SHRUBS PER 400 SQ. FT. OF LANDSCAPE AREA	84 SHRUBS	86 SHRUBS
FOUNDATION PLANTING	PER LOC	RE DESIGN W/WHY
CIP REQUIREMENTS	15' FT. MIN. W/WHY	PER PLAN

PLANTING PLAN

0 20' 40' 60' SCALE

15' CLEAR VISION TRIANGLE
 ----- METAL EDGING
 ===== IRRIGATION SLEEVE
 [Hatched] IRRIGATION MAINTENANCE
 [Dotted] GRASS MAINTENANCE
 [Solid] PROPERTY BOUNDARY
 [Dashed] FUTURE DEVELOPMENT AREA
 [Circle with X] APR'S DRAINAGE DRAINAGE MAT. TO ANY DISTURBED AREAS
 [Circle with Y] UTILITY

GENERAL NOTES

- ALL WORK SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY BOUNDARY LINES AND ADJACENT RIGHT-OF-WAY. PERMISSION TO ENTER ADJACENT, PRIVATE PROPERTY, IF NEEDED, IS THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL WORK IN ORDER TO PREVENT DAMAGE TO BOTH VEGETATION AND PUBLIC UTILITY LINES. ALL TREES AND OTHER LARGE VEGETATION SHALL BE PLANTED NO CLOSER THAN THE MINIMUM DISTANCE SPECIFIED BY THE CITY OF GREAT FALLS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREAT FALLS.
- VERIFY WITH THE PROJECT MANAGER AND UTILITY COMPANIES THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START. REPAIR ANY DAMAGE TO EXISTING UTILITIES, CURBS, PARAPETS AND STRUCTURES WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE WORK.

PLANTING NOTES

- COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING UTILITIES AND STRUCTURES. ALL GRASSES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- MATCH GRASSES OF ORLAND GRASSES TO CURBS AND MAINTAIN 9:30" MAX SLOPE MINIMUM BEHIND 10' TO 12' AFTER TO EXISTING GRASSES. CONTRACTOR IS RESPONSIBLE FOR FILL AND GRASSING SPACES. SEE SPA FOR ADDITIONAL SITE GRADING.
- PLANTING AND IRRIGATION INSTALLATION UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- OTHER CONTRACTORS, AS NECESSARY, REGARDING LOCATION AND TIMING OF INSTALLATION OF PLANT MATERIALS.
- PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SPECIFIED ON THE PLAN. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE PLAN AND THE PLANT SCHEDULE. THE PLAN SHALL DETAIL.
- PLANT MATERIALS ARE SHOWN AT OR NEAR THEIR MATURE SIZE. UTILIZE THE PLACEMENT, PLANT TREES WITHIN 3'-FEET OF LOCATION SHOWN ON PLANS. PLANT SHRUBS WITHIN 1'-FOOT OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).
- PROVIDE A 3'-0" DIA. BED AROUND ALL TREES LOCATED IN ORLAND GRASS AREAS. MULCH WITH CLEAN BARK MULCH. NO LOGGING OR WOOD BARBER.
- MULCH ALL PLANTING BEDS WITH 3" DEPTH OF CLEAN BARK MULCH.
- COORDINATE THE PLANTING WITH IRRIGATION SYSTEMS. THE OWNER IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY OTHER TREES WHILE COMPLETING THIS WORK.

IRRIGATION NOTES

- ALL PLANTING AND TURF LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE USE OF HOSE BIBBS ON THE EXTERIOR OF EXISTING OR PROPOSED STRUCTURES IS NOT ACCEPTABLE.
- WATER OVERFLOW OR SEepage INTO THE CREEK, SOAKWAY OR PAVING AREAS.
- AS DETERMINED BY OWNER, ORLAND GRASS AREAS TO BE IRRIGATED WITH A TEMPORARY IRRIGATION SYSTEM UNTIL ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR THE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- IRRIGATION SYSTEM WATER SOURCE SHALL BE FROM CITY WATER MAIN LOCATED IN 21ST AVENUE SOUTH. BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE DESIGN, INSTALLATION AND TESTING OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE DESIGN, INSTALLATION AND TESTING OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
- THE IRRIGATION CONTRACTOR SHALL CREATIVELY SCHEDULE HIS WORK WITH THE CONTRACTOR AND ALL OTHER CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND EQUIPMENT FOR A COMPLETE, AUTOMATIC IRRIGATION SYSTEM. ANY ITEMS REQUIRED TO CONFORM WITH SUCH INTENT ARE CONSIDERED TO BE INCIDENTAL TO THE WORK.
- DO NOT WILLFULLY INSTALL THE SYSTEM WHEN DROUGHT RESTRICTIONS, GRADE CHANGES AND SITE GEOMETRY EXIST. SUCH DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REFER TO LANDSCAPE AND UTILITY PLANS WHICH LAY OUT HEAD PLACEMENT AND TRENCHING.

MASTER PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
BT	6	OLESTRA TRICHOTOMIS 'SPOCKE'	SHYLAKE HONOLULUI	1.5" CAL	B B B		50-70'	30-30'
PO	6	POPULUS TREMULA 'TREC'	SMOOTH COLLONAR ASPEN	1.5" CAL	B B B	UPRIGHT FORM	40-50'	8'
FR	13	FRAXINUS AMERICANA 'AT ALBERT'	AT ALBERT BLUE SPRUCE	5" HT.	B B B		10-15'	8-12'
PI	2	PRUNUS SPINOSA	SCOTCH PINE	5" HT.	B B B		40-50'	20-30'
DECIDUOUS SHRUBS								
MF	21	CALAMAGROSTIS ACUTIFORMIS 'VAR. FOURCROY'	FEATHER REED GRASS	2 DAL.	CONTAINER	GRASS	4'	2-3'
PF	15	POTENTILLA FRUTICOSA 'GOLDPINK'	GOLDFINGER POTENTILLA	2 DAL.	CONTAINER		5'	3-4'
SV	11	STRONGYLIS VULGARIS	COMMON PURPLE LILAC	2 DAL.	CONTAINER		12-15'	8-12'
XO	7	XYRANUM GULLULUS 'COMPTONIA'	EUROPEAN CHERRY BUSH	2 DAL.	CONTAINER		5'	3-4'
CONTAINEROUS SHRUBS								
JI	18	JUNIPERUS HORIZONTALIS 'BLUE CHIEF'	BLUE CHIP JUNIPER	5 DAL.	CONTAINER	SPREADING	12-15'	3-4'
MI	18	JUNIPERUS HORIZONTALIS 'MINI WAX'	MINI WAX JUNIPER	5 DAL.	CONTAINER	SPREADING	12-15'	3-4'
IR	2	IRIS SIBIRICA 'NATIVE MAE. (EIP APPROVED 10/24)	IRIS BLUE JEWEL	5 DAL.	CONTAINER		12-15'	3-4'
GRASSES								
25K		ORLAND TRICHOPUS (WEATGRASS)						
25K		BLENDER WEATGRASS						
20K		LOOMING GREEN NEEDLE GRASS						
20K		WESTERN WEATGRASS						
10K		SEAR BLUE BUNCH WEATGRASS						

IRRIGATION FEELS CLEAN AND NOT NOW USED WITH NOT LESS THAN 60% GERMINATION, NOT LESS THAN 90% SURVIVAL, AND NOT MORE THAN 0.5% MTD. SEE PLAN, SPEC. AND CITY CODES FOR MORE DETAILS. 10-20 LB/AC/AC. FERTILIZER FOR ORLAND GRASS. PRODUCE 50% POTASH 12% APPLICATION RATE. SHALL BE 200 LB/AC/AC.

1000 1st Street, Suite 100
 Great Falls, MT 59405
 406.763.1111
 406.763.1112

Charter
 Engineering & Construction
 1000 1st Street, Suite 100
 Great Falls, MT 59405
 406.763.1111
 406.763.1112

TD&H
 Engineering & Construction
 1000 1st Street, Suite 100
 Great Falls, MT 59405
 406.763.1111
 406.763.1112

PROJECT INFORMATION:
GREAT FALLS, MT - HEADEND

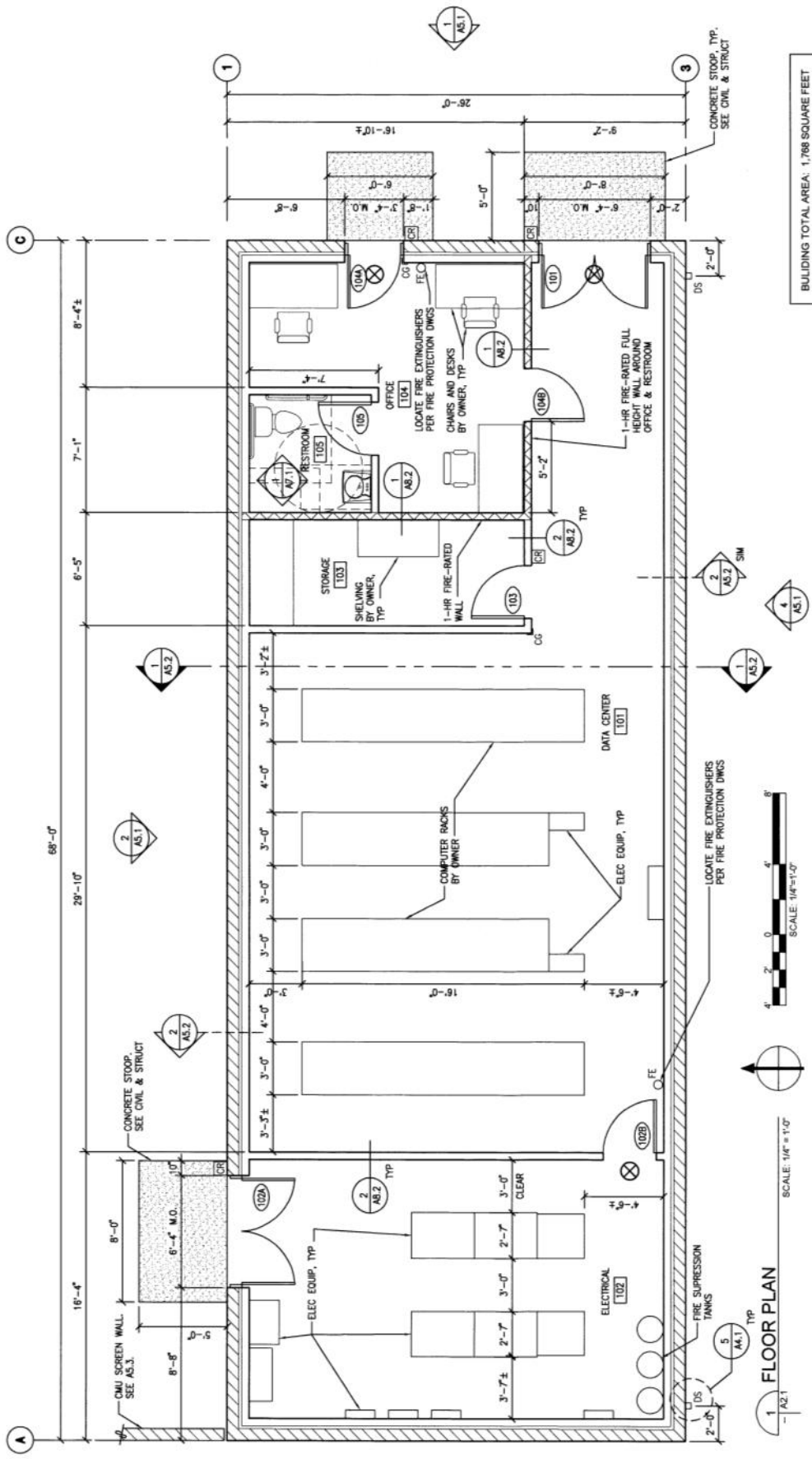
2100 S 21ST AVE
 GREAT FALLS, MT 59405

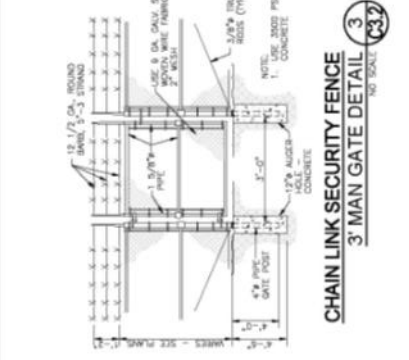
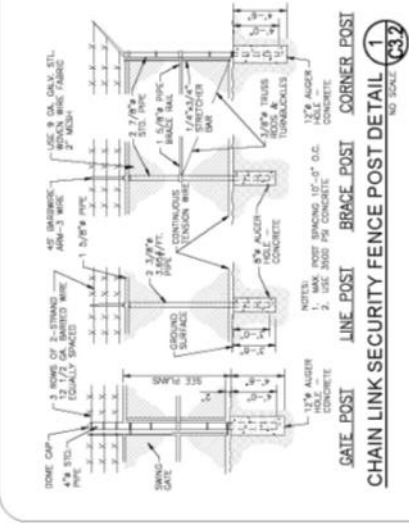
PLANTING PLAN

SCALE: 1/8" = 1'-0"
 FULL SIZE PLOT: 27"x36"
 CHECKED BY: JCC
 DRAWING NUMBER: 100
 L1.1



EXHIBIT H - FLOOR PLAN





4800 Parkwood 1, Andover, Massachusetts
2000 Ball Street, Suite 200, Andover, MA 01810
781-426-2127 or 781-426-1222

Charter
Engineering

TD&H
Engineering

tdandh.com
1000 Main Street, Suite 200
Andover, MA 01810
781-426-2127

PROJECT INFORMATION:
GREAT FALLS, MT - HEADEND

2100 S. 21ST AVE.
GREAT FALLS, MT 59408

FENCE DETAILS

SCALE	ASSEMBLY FIELD
FULL SIZE FOOT	27'-0"
DRAWN BY	THC
CHECKED BY	DBL
DRAWING NUMBER	C3.2

EXHIBIT J - TELECOMMUNICATIONS FACILITY STANDARDS

17.20.6.250 - Telecommunications facility.

- A. **Purpose.** The provisions of this section are established to promote the public health, safety, and welfare, while at the same time not unduly restricting the development of needed telecommunications facilities, and are intended to accomplish the following purposes, to the full extent permitted by law:
1. Protect the visual character of the City from the potential adverse effects of telecommunication facility development and minor antenna installation.
 2. Insure against the creation of visual blight within or along the City's scenic corridors and ridgelines.
 3. Retain local responsibility for and control over the use of public rights-of-way to protect citizens and enhance the quality of their lives.
 4. Protect City residents from the possible adverse health effects associated with exposure to high levels of non-ionizing electromagnetic radiation (NIER).
 5. Protect environmental resources.
 6. Insure that a competitive and broad range of telecommunications services and high quality telecommunications infrastructure are provided.
 7. Create and preserve telecommunication facilities that will serve as an important and effective part of the City's emergency response network.
- B. **Applicability.** The provisions of this section apply to all telecommunication facilities, except City government owned or public service use/facility owned and operated receive and/or transmit telemetry station antennas for supervisory control and data acquisition (SCADA) systems for water, flood alert, traffic control devices and signals, stormwater, pump stations and/or irrigation systems, public education and transportation with heights not exceeding thirty-five (35) feet. Additionally, the provisions of this section do not apply to single satellite dishes smaller than ten (10) inches in diameter. (Ord. 2950, 2007)
- C. **City licensing.** Telecommunications carriers and providers engaged in the business of transmitting, supplying, or furnishing of telecommunications originating or terminating in the City shall register with the City pursuant to Title 5, OCCGF. (Ord. 2950, 2007)
- D. **Other permitting and licensing.** Prior to issuance of a building permit, the applicant shall obtain other applicable permits/ approvals from other governmental agencies which may have jurisdiction over the project.
- E. **FCC compliance.** Commercial telecommunication facilities and antennas shall comply at all times with FCC rules, regulations, and standards. In event of conflict between federal law and this chapter, federal law shall prevail.
- F. **Yard setbacks.** Facilities and antennas shall not be located in the required yard setback of the zoning district in which it is located.
- G. **Placement of satellite dish and parabolic antennas.** Satellite dish and parabolic antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their function.
- H. **Historic districts.** Commercial telecommunication facilities and antennas shall not be located in a historic district, unless fully concealed and not otherwise visible.
- I. **Structural requirements.** No telecommunication facility shall be designed and/or sited such that it poses a potential hazard to nearby residences or surrounding properties or improvements. To this end, any telecommunication tower, located at a distance of less than one hundred ten (110) percent of its height from an inhabited area or other tower shall be designed and maintained to withstand without failure the maximum forces expected from wind and earthquakes when the tower is fully loaded with antennas, transmitters and other equipment, and camouflaging, if any.
1. Initial compliance. Initial demonstration of compliance with this chapter shall be provided via submission of a report to the City Building Official prepared by a structural engineer licensed by the State that describes the tower structure, specifying the number and type of antennas it is designed to accommodate, providing the basis for the calculations done, and documenting the actual calculations performed.
 2. Continued compliance. Proof of ongoing compliance shall be provided via submission to the City Building Official at least every five (5) (self-supporting and guyed towers)/ten (10) (monopoles) years of an inspection report prepared by a structural engineer licensed by the State indicating the number and types of antennas and related equipment actually present and indicating the structural integrity of the tower. Based on this report, the building official may require repair or, if a serious safety problem exists, removal of the tower.
- J. **Basic tower and building design.** All telecommunication facilities shall be designed to blend into the surrounding environment. To this end, all the following measures shall be implemented:
1. Telecommunication towers shall be constructed out of metal or other non-flammable material, unless specifically conditioned by the City to be otherwise.
 2. Telecommunication towers taller than thirty-five (35) feet shall be monopoles or guyed/lattice towers except where satisfactory evidence is submitted to the Director of Planning and Community Development that a self-supporting tower is required to provide the height and/or capacity necessary for the proposed telecommunication use to minimize the need for screening from adjacent properties, or to reduce the potential for bird strikes.
 3. Satellite dishes other than microwave dishes shall be of mesh construction, except where technical evidence shows that this

EXHIBIT J - TELECOMMUNICATIONS FACILITY STANDARDS

is not feasible.

- 4 Telecommunication support facilities (e.g., vaults, equipment rooms, utilities, and equipment enclosures) shall be constructed out of non-reflective materials (visible exterior surfaces only) and shall be placed in underground vaults to the greatest extent possible.
 - 5 Telecommunication support facilities shall be no taller than fifteen (15) feet and shall be designed and constructed to look like a building or facility typically found in the area.
 - 6 Telecommunication support facilities in areas of high visibility shall, where possible, be sited below the ridgeline or designed (i.e., placed underground, depressed, or located behind earth berms) to minimize their profile.
 - 7 All buildings, poles, towers, antenna supports, antennas, and other components of each telecommunications site shall be initially painted and thereafter repainted as necessary with a "flat" paint. The color selected shall be one that will minimize their visibility to the greatest extent feasible. Improvements which will be primarily viewed against soils, trees, or grasslands shall be painted colors matching these landscapes while elements which rise above the horizon shall be painted a blue gray that matches the typical sky color at that location.
 - 8 The project description and permit shall include a specific maximum allowable gross cross-sectional area, or silhouette of the facility. The silhouette shall be measured from the "worst case" elevation perspective.
 - 9 The City shall have the authority to require special design of the telecommunication facilities where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures, views and/or community features).
 - 10 Antennas and supporting electrical/mechanical equipment installed on the rooftop or above a structure shall be screened, constructed, and/or colored to match the structure to which they are attached.
 - 11 Telecommunication facilities shall insure that sufficient anti-climbing measures have been incorporated into the facility, as needed, to reduce potential for trespass and injury.
 - 12 No sign shall be placed on a tower.
 - 13 When a telecommunication facility is located in a residential zoning district, no employee shall be based at the site. Routine maintenance and monitoring is permissible.
- K. **Required setback.** Telecommunication towers shall be set back at least twenty-five (25) percent of the tower height from all property lines. Guy wire anchors shall be set back at least twenty (20) feet from any property line.
- L. **Maximum height.** Towers shall not exceed the heights listed in Exhibit 20-7. Notwithstanding the preceding, no tower shall exceed the height limitations described in Chapter 54 of this Title.

Exhibit 20-7. Maximum tower/antenna height

District	Maximum Height
Residential Zoning Districts	35 Feet
Commercial Zoning Districts	45 Feet
Mixed Use Zoning Districts	45 Feet
Industrial Zoning Districts	100 feet, 50 additional feet may be added to accommodate co-location if the applicant submits information certifying the capacity of the tower for 2 additional providers and letter of intent from the applicant indicating their intent to share space. A lighting rod, not to exceed 10 feet, shall not be included within the height limitations.

- M. **Visibility.** All telecommunication facilities shall be located so as to minimize their visibility and the number of distinct facilities present. To this end all of the following measures shall be implemented for all telecommunications facilities:
1. No telecommunication facility shall be installed within the influence zone of the Great Falls International Airport or any helipad unless the airport owner/operator indicates that it will not adversely affect the operation of the airport or helipad;
 2. No telecommunication facility shall be installed at a location where special painting or lighting will be required by the FAA regulations unless technical evidence acceptable to the Director of Planning and Community Development is submitted showing that this is the only technically feasible location for this facility;
 3. No telecommunication facility shall be installed on an exposed ridgeline, in or at a location readily visible from Interstate 15, a public trail, public park or other outdoor recreation area, or in property designated as a floodway unless it blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable and a finding is made that no other location is technically feasible;
 4. No telecommunication facility that is readily visible from off-site shall be installed closer than one-half (1/2) mile from another readily visible, un-camouflaged or unscreened, telecommunication facility unless it is a co-located facility, situated on a multiple-user site, or blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable; or technical evidence acceptable to the Director of Planning and Community Development is sub-

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- mitted showing a clear need for this facility and the unfeasibility of co-locating it on one (1) of these former sites;
5. No telecommunication facility that is readily visible from off-site shall be installed on a site that is not already developed with telecommunication facilities or other public or quasi-public uses unless it blends with the surrounding existing natural and man-made environment in such a manner so as to be effectively unnoticeable or technical evidence acceptable to the Director of Planning and Community Development is submitted showing a clear need for this facility and the unfeasibility of co-locating it on one (1) of these former sites; and
- N. **Lighting.** Lighting shall comply with the standards contained in Chapter 40 of this Title.
- O. **Vegetation protection and facility screening.** All telecommunication facilities shall be installed in such a manner so as to maintain and enhance existing native vegetation and to install suitable landscaping to screen the facility, where necessary. To this end, all of the following measures shall be implemented for all telecommunication facilities:
1. A landscape plan shall be submitted with project application submittal indicating all existing vegetation, identifying landscaping that is to be retained on the site and any additional vegetation that is needed to satisfactorily screen the facility from adjacent land uses and public view areas. The landscape plan shall be subject to approval during the site plan review process.
 2. Existing trees and other screening vegetation in the vicinity of the facility and along the access roads and power/telecommunication line routes involved shall be protected from damage, both during the construction period and thereafter.
 3. All areas disturbed during project construction other than the access road and parking areas required under Chapter 36 of this Title shall be replanted with vegetation compatible with the vegetation in the surrounding area (e.g., ornamental shrubs or natural brush, depending upon the circumstances) to the satisfaction of the Director of Planning and Community Development.
 4. Any existing trees or significant vegetation, on the site or along the affected access area that die shall be replaced with native trees and vegetation of a size and species acceptable to the Director of Planning and Community Development.
- P. **Fire prevention.** All telecommunication facilities shall be designed and operated in such a manner so as to minimize the risk of igniting a fire or intensifying one (1) that otherwise occurs. To this end, all of the following measures shall be implemented, when determined necessary by the Building Official:
1. At least one-hour fire resistant interior surfaces shall be used in the construction of all buildings.
 2. Monitored automatic fire extinguishing systems shall be installed in all equipment buildings and enclosures.
 3. Rapid entry systems shall be installed.
- Q. **Environmental resource protection.** All telecommunication facilities shall be sited so as to minimize the effect on environmental resources. To that end the following measures shall be implemented for all telecommunication facilities:
1. No telecommunication facilities or related improvements shall be sited such that their construction will damage an archaeological site or have an adverse effect on the historic character of a historic feature or site;
 2. No telecommunication facilities shall be sited such that its presence threatens the health or safety of migratory birds;
 3. Potential adverse visual impacts which might result from project related grading or road construction shall be minimized;
 4. Potential adverse impacts upon nearby public use areas such as parks or trails shall be minimized.
- R. **Noise.** Telecommunication facilities shall be constructed and operated in such a manner as to minimize the amount of disruption caused to the residents of nearby homes and the users of nearby recreational areas such as public parks and trails.
- S. **Use of backup generators.** Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m. If the facility is located within one hundred (100) feet of a residential dwelling, noise levels at the property boundary shall not exceed an Ldn (Day-Night Average Level) of fifty (50) dB (decibels).
- T. **Visual compatibility.** Facility structures and equipment shall be located, designed, and screened to blend with the existing natural or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunication service and the need to be compatible with neighboring residences and the character of the community.
- U. **Visual analysis.** A visual analysis, which may include photo montage, field mock-up, or other techniques, shall be prepared by or on behalf of the applicant that identifies the potential visual impacts, at design capacity, of the proposed facility. Consideration shall be given to views from public areas as well as from private residences. The analysis shall assess the cumulative impacts of the proposed facility and other existing and foreseeable telecommunication facilities in the area, and shall identify and include all feasible mitigation measures consistent with the technological requirements of the proposed telecommunication service. All costs for the visual analysis, and applicable administrative costs, shall be borne by the applicant. The City may require the applicant to provide funding to the City to cover the cost of a second analysis if the analysis submitted by the applicant does not accurately or completely analyze the visual effects of the proposed project.
- V. **NIER (non-ionizing electromagnetic radiation) exposure.** No telecommunication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no telecommunication facility or combination of facilities shall produce at any time power densities in any inhabited area that

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exceed the ANSI C95.1-1992 standard for human exposure or any more restrictive standard subsequently adopted or promulgated by the City, county, State, or the federal government.

1. Initial compliance. Initial compliance with this requirement shall be demonstrated for any facility within four hundred (400) feet of residential uses or sensitive receptors such as schools, churches, hospitals, etc. and all broadcast radio and television facilities, regardless of adjacent land uses, through submission, at the time of application for the necessary permit or entitlement, of NIER calculations specifying NIER levels in the inhabited area where the levels produced are projected to be highest. If these calculated NIER levels exceed eighty (80) percent of the NIER standard established by this Section, the applicant shall hire a qualified electrical engineer licensed by the State to measure NIER levels at said location after the facility is in operation. A report of these measurements and his/her findings with respect to compliance with the established NIER standard shall be submitted to the Director of Planning and Community Development. Said facility shall not commence normal operations until it complies with, or has been modified, to comply with this standard. Proof of said compliance shall be a certification provided by the engineer who prepared the original report. In order to assure the objectivity of the analysis, the City may require, at the applicant's expense, independent verification of the results of the analysis.
 2. Ongoing compliance. Every telecommunication facility within four hundred (400) feet of an inhabited area and all broadcast radio and television facilities shall demonstrate continued compliance with the NIER standard established by this section. Every five (5) years a report listing each transmitter and antenna present at the facility and the effective radiated power radiated shall be submitted to the Director of Planning and Community Development. If either the equipment or effective radiated power has changed, calculations specifying NIER levels in the inhabited areas where said levels are projected to be highest shall be prepared. NIER calculations shall also be prepared every time the adopted NIER standard changes. If calculated levels in either of these cases exceed eighty (80) percent of the standard established by this section, the operator of the facility shall hire a qualified electrical engineer licensed by the State to measure the actual NIER levels produced. A report of these calculations, required measurements, if any, and the author's/engineer's findings with respect to compliance with the current NIER standard shall be submitted to the Director of Planning and Community Development within five (5) years of facility approval and every five (5) years thereafter. In the case of a change in the standard, the required report shall be submitted within ninety (90) days of the date said change becomes effective.
 3. Failure to submit required reports. Failure to supply the required reports or to remain in continued compliance with the NIER standard established by this section shall be grounds for revocation of the use permit or other entitlement.
- W. Co-located and multiple-user facilities.** An analysis shall be prepared by or on behalf of the applicant, which identifies all reasonable, technically feasible, alternative locations and/or facilities which would provide the proposed telecommunication service. The intention of the alternatives analysis is to present alternative strategies which would minimize the number, size, and adverse environmental impacts of facilities necessary to provide the needed services to the City and surrounding rural and urban areas. The analysis shall address the potential for co-location at an existing or a new site and the potential to locate facilities as close as possible to the intended service area. It shall also explain the rationale for selection of the proposed site in view of the relative merits of any of the feasible alternatives. Approval of the project is subject to a finding that the proposed site results in fewer or less severe environmental impacts than any feasible alternative site. The City may require independent verification of this analysis at the applicant's expense. Facilities which are not proposed to be co-located with another telecommunication facility shall provide a written explanation why the subject facility is not a candidate for co-location.
1. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. To this end telecommunication towers and necessary appurtenances, including but not limited to, parking areas, access roads, utilities and equipment buildings shall be shared by site users when, in the determination of the Director of Planning and Community Development, this will minimize overall visual impact to the community.
 2. The facility shall make available unused space for co-location of other telecommunication facilities, including space for these entities providing similar, competing services. A good faith effort in achieving co-location shall be required of the host entity. Requests for utilization of facility space and responses to such requests shall be made in a timely manner and in writing and copies shall be provided to the City. Unresolved disputes may be mediated by the Board of Adjustment. Co-location is not required in cases where the addition of the new service or facilities would cause quality of service impairment to the existing facility or if it became necessary for the host to go off-line for a significant period of time.
 3. Approval for the establishment of facilities improved with an existing microwave band or other public service use or facility, which creates interference or interference is anticipated as a result of said establishment of additional facilities, shall include provisions for the relocation of said existing public use facilities. All costs associated with said relocation shall be borne by the applicant for the additional facilities.
- X. Waiver.** The City Commission may grant a waiver to the requirements specified in this section when the waiver would not increase the visibility of the facility or decrease public safety. Tower setback requirements may be waived when:
1. The facility is proposed to be co-located onto an existing, legally-established telecommunication tower; or
 2. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.