

# PLANNING ADVISORY BOARD ZONING COMMISSION

SEPTEMBER 8, 2015

**Case Number**

ANX2015-4  
ZON2015-4  
CUP2015-4

**Applicant/Owner**

Faith Lutheran Church of  
Great Falls

**Property Location**

West of Ferguson Drive,  
north of Dixie Lane and  
south of Delmar Drive;  
addressed as 1300 Ferguson  
Drive

**Parcel ID Number**

2185030

**Requested Action**

**Annexation** of ±3.925  
acres from Cascade County  
to the City of Great Falls

**Rezone** the subject  
property from existing  
County Urban Residential  
to City R-3 Single-family  
high density district

**Conditional Use Permit**  
for the construction of a  
Worship Facility in R-3  
zoning district

**Neighborhood Council**

Neighborhood Council #1

**Recommendation**

Approval of the request  
with Conditions

**Project Planner**

Garrett Norman

## FAITH LUTHERAN CHURCH - ANNEXATION, ZONING, CONDITIONAL USE PERMIT



**Summary**

The subject property is addressed as 1300 Ferguson Drive and is located immediately west of Grande Vista Park. The applicant is requesting approval of annexation into the City of Great Falls, establishing City zoning of R-3 Single-family high density, and a Conditional Use Permit (CUP) to construct a church on the subject property.

- Legal Description: Lot 3, Block 1, located in the SW¼ NE¼ of Section 22, Township 20 North, Range 3 East, P.M.M., Cascade County, MT

- Property Area: ±3.925 acres

**Agency Comment**

Representatives from the City’s Public Works, Park & Recreation, and Fire Departments have been involved in the review process for this application. All comments made by the above parties will be addressed by the applicant or in the conditions of this report.

## Existing Conditions

**Existing Use:** Undeveloped, vacant land.

**Existing Zoning:** The subject property is currently located in Cascade County and is zoned UR Urban Residential.

**Adjacent Land Use:** The property is located outside, but adjacent to, City limits. Directly north of the subject property are single-family homes within City limits, with a City zoning of R-2 Single-family medium density. Directly south of the subject property are undeveloped parcels, with the exception of one home, located in the City and zoned R-3 Single-family high density. To the west is undeveloped land within Cascade County and to the east is Grande Vista Park within City limits. See Exhibit B - Zoning Map for the zoning of surrounding properties.



View north along Ferguson Drive. This roadway will be built and connect through to the finished portion of Ferguson Drive.



View west from Ferguson Drive. These are the undeveloped single-family lots south of the subject property.

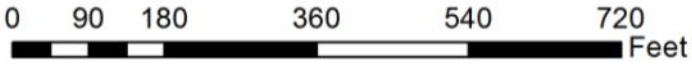
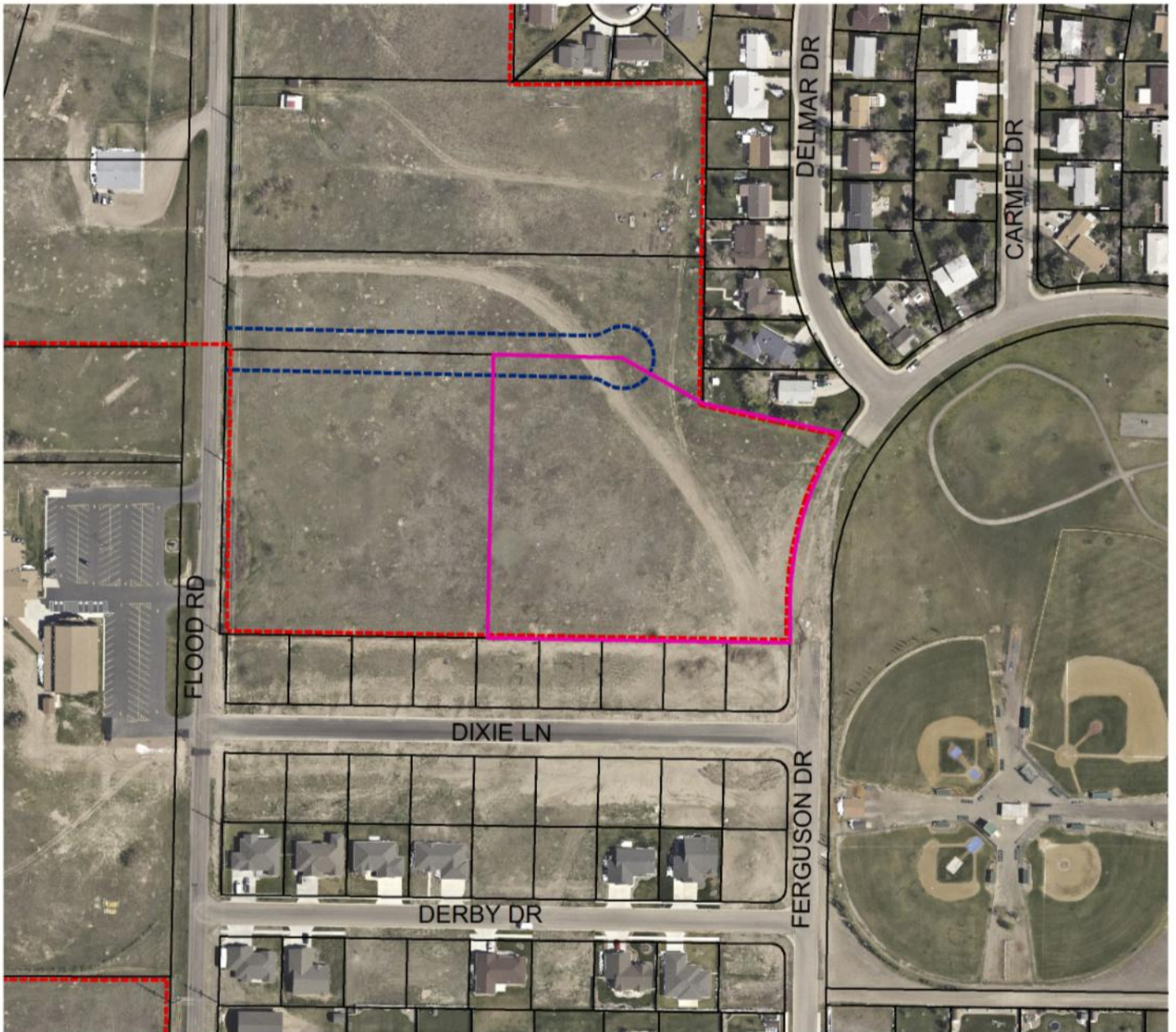






View northwest from Ferguson Drive of the subject property. Existing single-family homes adjacent to the subject property.



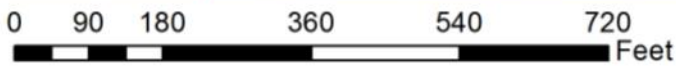
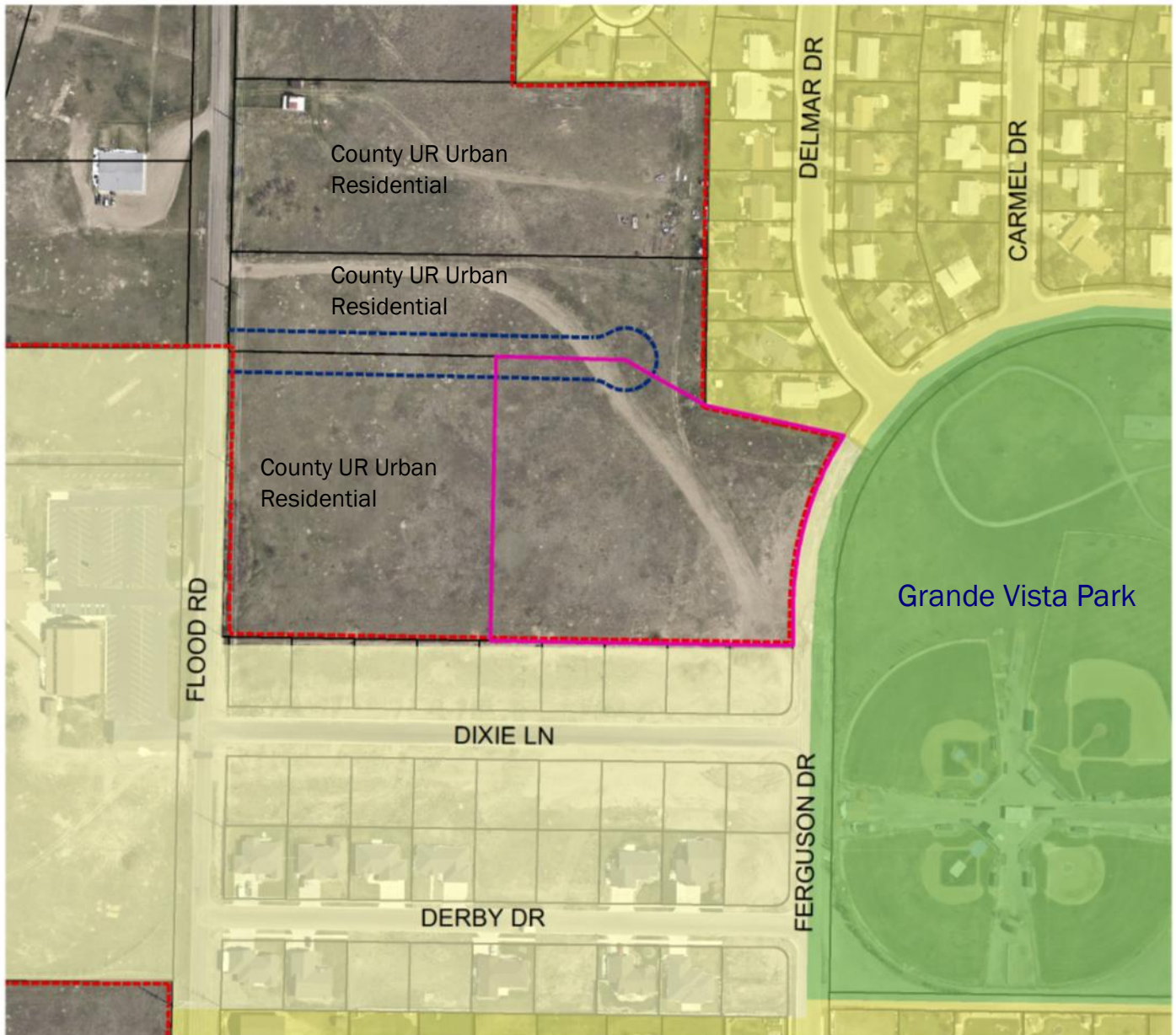
View west from Ferguson Drive of the subject property.

EXHIBIT A - AERIAL MAP



-  Subject Property
-  City Limits
-  Private Drive to serve Subject Property
-  Parcels

# EXHIBIT B - ZONING MAP



-  Subject Property
-  City Limits
-  Private Drive to serve Subject Property
-  Parcels
-  R-2 Single-family Medium Density
-  R-3 Single-family High Density
-  POS Parks and Open Space

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## Annexation, Rezone, and Conditional Use Permit Request

The applicant, Faith Lutheran Church of Great Falls, is requesting annexation of ±3.925 acres from Cascade County into the City of Great Falls to construct a worship facility on the subject property. The subject property is currently zoned UR Urban Residential in the County, and upon annexation into the City would be zoned R-3 Single-family high density. The applicant is intending to construct a worship facility on the lot, which requires a Conditional Use Permit (CUP) in the R-3 zoning district. Staff has recommended the assignment of the R-3 zoning district, as it is compatible with the R-2 zoning district to the north and R-3 zoning district to the south. Furthermore, the CUP process allows the City to apply specific conditions onto the project to help mitigate any impacts the use may have on the neighborhood. For specific conditions relating to the project, please refer to the Conditions of Approval, beginning on page 9 of this report.

### **Project Description**

Based on the size of the proposed project, one can assume the proposal is for a more regional church that draws members from around the Great Falls area. With a proposed gross square footage of 19,555 square feet, the church will provide many amenities to its members. A few of these amenities include a nursery, three classrooms, music room, library/conference room, a sanctuary or assemblage area with approximately 378 seats, a dining area, and staff offices. The project also utilizes a drop-off location located at the southeast corner of the building. Additionally, walking paths and landscaping will be integrated into the onsite stormwater conveyance ponds on the northeastern portion of the property.

### **Landscape Buffering**

The Land Development Code requires landscape buffering between noncommercial and residential uses. As a condition of approval of this application, the applicant will be required to create a 15-foot landscape buffer on its southern, western, and northern borders. Furthermore, City Code applies more buffering requirements where vehicle use areas abut residential facilities. As a result, the applicant will be required to construct a berm with landscaping or a concrete masonry wall on the southern and western property lines. This requirement will reduce the impact from cars headlights shining onto residential properties.

### **Traffic Analysis**

The subject property will be serviced by two entrances, one from Flood Road and the other from Ferguson Drive. The Land Development Code requires worship facilities to be served by a roadway with a “collector” street classification or higher. According to the 2014 Great Falls Area Long Range Transportation Plan, Flood Road is classified as a collector roadway. Since the project is not directly adjacent to Flood Road, staff is requiring the applicant to construct a private driveway from Flood Road to the northern edge of their parking lot to serve as its primary access. At the time the lots abutting the private driveway (Lots 1 and 2 of Shanahan Minor) annex and develop, the driveway will be developed to a City local roadway standard and be dedicated as a public roadway. For clarification, refer to the Shanahan Minor subdivision plat in Exhibit F for lot and roadway locations. Because the Flood Road entrance will be the most direct access to the church from area arterial roadways, the traffic onto Ferguson Drive will be much lower than traffic from the Flood Road access.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition), a church is estimated to generate an average of 12.04 peak hour trips on a Sunday, compared to .94 trips during weekday evening peak hours. These numbers are based on 1,000 square feet of gross floor area. Using these numbers, with a proposed gross floor area of 19,555 square feet, the church could expect to generate approximately 236 peak hour trips on Sunday and 19 peak hour evening trips during the week. Furthermore, it is important to understand that peak hour trips on the adjoining roadways will be higher during weekday morning and evening peak hours, as a result of job related commute times; therefore, weekends are expected to have less traffic upon the roads. In conclusion, the expected traffic during the church’s peak hour on a Sunday will have less of an impact to the adjoining roadways as the neighborhood experiences less traffic during this time of week and the adjoining roadways are expected to have ample capacity to handle the trips the church would generate; subsequently, the impact upon the neighborhood streets is expected to be relatively minimal.

## **Parking**

The Applicant is proposing approximately 104 vehicle parking spaces, with an additional 14 ADA accessible spaces. The Land Development Code requires 1 parking space per 5 seats or 1 per 50 square feet of assemblage area, whichever is greater. The project includes 378 seats in the assemblage area which would require roughly 76 parking spaces. The gross square footage of the assemblage area is 5,122 square feet, thus requiring 102 parking spaces. The required number of ADA spaces is 5. The project also proposes 10 off-street bicycle parking spaces, which is encouraged by the 2014 Great Falls Long Range Area Transportation Plan and the City's Growth Policy.

## Improvements

### **Stormwater Management**

Upon annexation and prior to issuance of building permits, the applicant shall submit a Stormwater Management Plan and drainage report, in compliance with the City of Great Falls Stormwater Design Manual and City standards, to the City Public Works Department for review and approval. The proposal includes onsite stormwater management, that integrates landscaping and a trail system, adjacent to Ferguson Drive. Additional stormwater management requirements will be noted in the Stormwater Management Plan.

### **Street Improvements**

Ferguson Drive is currently annexed within City limits and dedicated as a public roadway. The Applicant has submitted plans to the City Public Works Department and is beginning construction on the roadway this year. The Applicant will be responsible to pave the private driveway on the dedicated easement to a driveway standard width of 22-feet. The driveway will be developed to a City local roadway standard and be dedicated as a public roadway, at the time Lots 1 and 2 of Shanahan Minor annex and develop. This driveway will serve as the primary access from Flood Road to the subject property.

### **Utilities**

There are existing water and sewer utilities located in Ferguson Drive that will be stubbed out to serve the church. A water main will loop along the southern and western boundary of the property and connect into Flood Road through the private driveway easement. A sanitary sewer and storm drain will run along the northern property line in the 40-foot easement and connect into Flood Road through the private driveway easement at the time Lots 1 and 2 of Shanahan Minor annex and develop. Plans and specifications are subject to approval by the Public Works Department.

## Neighborhood Council Input

The subject property is located in Neighborhood Council #1. The Council held a special meeting on August 18, 2015 to hear the proposal. The Council voted unanimously to support the project. Staff has received a few inquiries regarding the specifics of the project, but none have been in opposition.

## Annexation By Petition Basis of Decision

### **1. The subject property is contiguous to the existing City limits.**

The property is contiguous to existing City limits. There is annexed property on the north, south, and eastern boundaries of the property.

### **2. The proposed annexation is consistent with the City's growth policy.**

The proposed project is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. The project specifically supports Social and Physical goals and policies.

## Social

*Soc1.4.13 Protect the character, livability and affordability of existing neighborhoods by ensuring that infill development is compatible with existing neighborhoods.*

The proposed project will adhere to the R-3 development standards, ensuring a compatible scale to surrounding uses. Additionally, the structure is centrally located on the parcel, creating a larger buffer between the building and the neighboring residential uses. Furthermore, a condition of approval requires the project to provide 15-foot landscaped buffers on the edges of its property to help mitigate any impact to the neighboring residences.

Physical

*Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.*

The property will maximize the use of existing infrastructure as utilities already exist in the area. Additionally, the project will extend water to Flood Road and sewer will be extended to Flood Road when neighboring properties annex and develop.

*Phy4.3 Optimize the efficiency and use of the City's public facilities and utilities.*

The development of the project will utilize existing infrastructure, leaving less underutilized public infrastructure. Additionally, one could expect utilization of Grande Vista Park from the church members.

*Phy4.7.6 Encourage new development in areas contiguous to existing development in the City, where capacity exists or can be planned for. This type of growth is preferred in order to avoid the long-term cost to taxpayers of providing costly services in an inefficient way.*

The subject property is contiguous with City limits and the proposed annexation is a logical and efficient extension of the City's boundaries and service areas. Furthermore, the Growth Policy identifies that Great Falls embodies balanced and compatible growth.

**3. The proposed annexation is consistent with applicable neighborhood plans, if any.**

No neighborhood plans have been adopted for this area.

**4. The proposed annexation is consistent with other planning documents adopted by the City Commission, including a river corridor plan, transportation plan, and sub-area plans.**

The subject property does not lie within any adopted plans or sub-area plans, except for the Great Falls Area Long Range Transportation Plan, which does not have any specifications for roadways adjacent to the property.

**5. The City has, or will have, the capacity to provide public services to the subject property.**

The City has the capacity to provide public services to the property.

**6. The subject property has been or will be improved to City standards.**

All annexed portions of the project will be improved to City standards.

**7. The owner(s) of the subject property will bear all of the cost of improving the property to City standards and or/ the owner(s) has signed an agreement waiving the right of protest to the creation of a special improvement district created to pay, in whole or in part, any necessary improvement.**

The Owner is responsible for all costs associated with the project, and will sign an Improvement Agreement to waive their right of protest of creating a special improvement district.

**8. The subject property has been or will be surveyed and officially recorded with the County Clerk and Recorder.**

The project is surveyed and is recorded with the Cascade County Clerk and Recorder; record number P-2015-0000009 PL.

**9. The City will provide both water and sewer service to each of the uses in the subject property that may require potable water and waste water treatment and disposal.**

Public water and sewer will serve the property from existing utilities in Ferguson Drive.

**10. The subject property is not located in an area the City Commission has designated as unsuitable for annexation.**

The property is not located in a unsuitable location for annexation.

**11. The subject property is not located in another city or town. (See: 7-2-4608 (1), MCA)**

The subject property is currently located is Cascade County.

**12. The subject property is not used in whole or in part for agriculture, mining, smelting, refining, transportation, or any other industrial or manufacturing purpose or any purpose incidental thereto. (See: 7-2-4608 (2), MCA)**

The subject property is currently zoned Urban Residential and is a vacant and underutilized parcel within County jurisdiction.

Conditional Use Permit Basis of Decision

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

See Annexation by Petition Basis of Decision in this report.

**2. 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 CUP allows the City to place appropriate conditions on specific projects to help mitigate or reduce the total off-site nuisances a project may have on the surrounding properties and environment. The conditions listed under the Conditions of Approval in this report apply specific measures to protect the health, safety, and general welfare of the public. It is not anticipated the proposed development will have an adverse impact on the surrounding properties or to the public.

**3. 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.**

Development of the lot will not impair property values within the neighborhood and the project will not be injurious to the use and enjoyment of property in the immediate vicinity, as the development will comply with the development standards in the R-3 zoning district.

**4. 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 project will not impede the normal and ordinary development and improvement of surrounding properties. Adjacent property owners have been notified about the project and City staff has received a few questions regarding project specifics.

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

Adequate services and infrastructure will be provided to operate the proposed project.

**6. 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 project will be accessed from Flood Road and Ferguson Drive, both public right-of-ways. The church will generate more traffic in the neighborhood, specifically during weekend peak hours; however the existing public streets have adequate capacity to accommodate new traffic. A more thorough traffic analysis is provided in the staff report.

**7. 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 project will conform to all the applicable regulations of the Land Development Code, specifically



within the R-3 zoning district, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

### Recommendation for a Motion

The Planning Advisory Board has the responsibility to review and make recommendations on annexations. The Zoning Commission has the responsibility to review and make recommendations on rezoning and conditional use permit requests. As such, each of the three recommendations presented below are to be considered and acted upon separately by the specified Board or Commission:

**Recommendation I:** I move that the Planning Advisory Board recommends the 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.

**Recommendation II:** I move 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.

**Recommendation III:** I move 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.

### Conditions of Approval

#### **General**

**1. Approved Plans and Conditions:** Failure to build and/or operate the conditional use in accord with the approved plans and these conditions of approval is a violation of the Official Code of the City of Great Falls (OCCGF), subject to the penalties provided for such violations and/or to civil process to compel the correction of violations.

**2. Modifications:** It is understood that minor changes are often necessary during the development and operation of a conditional use. The Administrator (the Administrator is the Director of Planning and Community Development) is hereby authorized to permit minor changes, as provided below.

**a. Revised Plans.** Before making changes, the Applicant must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made is a violation of the OCCGF. The Administrator shall respond to all proposed changes within five (5) business days.

**b. Dimensional Changes.** Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided that they do not result in a violation of the conditions of approval or the OCCGF.

**c. Materials Changes.** Based on a review of the revised plans, the Administrator may permit substitutions for proposed building materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.

**d. Public Works Changes.** Minor changes in the location and specifications of the required public improvements may be permitted. Revised plans showing such changes must be referred to and accepted by the Director of Public Works before being permitted by the Administrator.

**e. Substantial Change.** Substantial changes are not permitted. A new public review and permitting process will be required for such changes. 'Substantial Change' is defined here in order to clarify the contrasting term, 'Minor Change.' A Substantial Change changes the permitted use; the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor

dimensional change); the location, extent, or design of any required public improvement, except where a minor change is approved by the Director of Public Works and the Administrator; the approved number of lots, buildings, structures or units; or the size of any lot, building, or structure by more than 10% (a smaller change in the size of a lot, building, or structure may be treated as a minor dimensional change).

**f. Changes in Use.** Conditional uses are regulated as such because the use presents the possibility of significant impacts on the community. Therefore, changes in conditional uses must be strictly limited. A significant change in the type or level of activity, including changes in the number of employees or operating hours, or changes in the types of materials present on the site, may void the conditional use permit. Proposed changes should be reviewed with the Administrator, who may require that the permit be amended following the same public process used for its adoption.

### Planning

**3. Expiration:** The conditional use permit shall expire one (1) year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing. The Administrator may issue a Temporary Certificate of Occupancy that is valid for no more than one year if the only condition(s) remaining to be fulfilled involves landscaping that cannot be successfully established until the weather permits.

**4. Abandonment:** If a conditional use ceases to operate for more than six (6) months, the conditional use permit is void.

**5. General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

**6. Dust Control:** Prior to start of construction, including any earthwork, except for boring and drilling for soil samples, the Applicant shall provide a Dust Control Plan that applies during construction operation. A Dust Control Plan shall be reviewed and approved by the Administrator.

**7. Outdoor Lighting:** The Applicant shall submit a photometric outdoor lighting plan to the Administrator for review and approval prior to issuance of zoning and building permits.

**8. Landscaping:** The Applicant shall submit a landscape plan that is consistent with all applicable standards listed in Chapter 44 of Title 17 of the OCCGF to the Administrator for review and approval, prior to issuance of zoning and building permits.

**a.** The Applicant shall install a 15-foot landscape buffer on the southern and western property line, consistent with the requirements outlined in Sections 17.44.3.030.C and 17.44.3.030.G of the OCCGF.

**b.** The Applicant shall install a 15-foot landscape buffer on the northern property line, consistent with the requirements outlined in Section 17.44.3.030.G of the OCCGF.

**c.** Due to soil conditions, the Applicant shall use xeriscaping techniques along the edges of the property, except for the eastern property line along Ferguson Drive, to reduce potential flooding of neighboring properties from irrigation.

**d.** The Applicant shall design all retention or detention ponds to be physically, functionally, and visually integrated into adjacent landscape areas, pursuant to Section 17.44.3.030.E of the OCCGF. Compliance with this code section shall be noted on the landscape plan. If necessary, the Administrator shall require the Applicant to provide a rendering to better illustrate compliance with this code section.

**9. Noise:** All noise producing activities, including, but not limited to bells or chimes, shall not exceed the prescribed residential district decibel (dB(A)) limits in Section 8.56.040 of the OCCGF, and adhere to the time restrictions.

**10. Trash Enclosure:** The Applicant shall install a trash enclosure. The enclosure shall be constructed of masonry block or decorative block or other durable material. Texture and color shall blend with the architecture of the building. Gate height shall be equal to enclosure height, and the gate shall be of a durable material, color and design which will blend with the enclosure.

**11. Development Standards:** In addition to other relevant standards in the OCCGF, the project shall comply with the dimensional development standards, prescribed in Exhibit 20-4 of the OCCGF of its assigned zoning district of R-3 Single-family high density.

**12. Design Review:** Prior to issuance of building and zoning permits, the Applicant shall receive approval from the Design Review Board. The Applicant is responsible for submitting an application and applicable plans and materials to the Planning and Community Development Department.

#### **Building**

**13. Building Plans:** The Applicant shall provide a full set of building plans that includes, but is not limited to, architectural plans to the Administrator for review and approval, prior to the issuance of zoning and building permits.

**14. Architectural Plans:** The applicant shall provide a full set of architectural plans to the Planning and Community Development Department for review and approval, prior to issuance of building permits.

#### **Fire**

**15. Building Plans:** The Applicant shall provide a full set of building plans for review and approval by the Great Falls Fire Department before zoning or building permits are issued by the Administrator.

#### **Public Works**

**16. Civil Plans (Initial Compliance On and Off Site Civil):** The Applicant shall provide a half size set of civil plans for review and approval by the Director of Public Works and/or Montana Department of Environmental Quality before zoning or building permits are issued by the Administrator. The Applicant will provide a full set of as-built plans to the Director of Public Works within 90 days after completion of the approved work.

**a. Plans.** The Applicant shall provide a set of civil plans, for review and approval by the Director of Public Works, for the construction and design of Ferguson Drive adjacent to Lot 3; extension of the water main from Ferguson Drive to Flood Road including provisions for future extensions to Serve Lot 1; extension of the storm drain from Grande Vista Park to serve the subject property including provisions for future extension to serve Lots 1 and 2 (see b. below); extension of sanitary sewer main from Ferguson Drive to serve the subject property and provisions for future extension to serve Lots 1 and 2 (see b. below).

**b. Master Planning.** The civil plans ( see a. above), shall show a master plan layout of: 1) future extension of a public street from Flood Road to a cul-de-sac terminus near the east end of Lot 1; 2) water main extensions along the future public street and portion of Lot 1 fronting Flood Road (not including the water main required for initial looping); westerly extension of the sanitary sewer main along the future public street to Flood Road; the northwesterly extension storm drain to the east side of the future public street cul-de-sac.

**17. Stormwater:** A Stormwater Management Plan shall be developed to City storm drain and design manual standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of zoning and building permits. The Applicant shall submit a final grading plan to the Director of Public Works for review and approval prior to issuance of zoning and building permits.

**18. Water and Sewer:** The civil plans shall be accompanied by estimates of the project's demand for water, including fire flows, domestic and industrial water demand, and wastewater discharge amounts. A properly sized domestic water service line and sewer service line shall conform to standard City sizes.

**19. Private Driveway:** The Applicant shall, at a minimum width of 22-feet, pave the private driveway with asphalt material, from Flood Road to the northern entrance of the property's parking lot. The Applicant shall submit detailed plans to the Public Works Department for review and approval by the Director of Public Works. At the time Lots 1 and 2 of Shanahan Minor annex and develop, the driveway shall be developed to a local public roadway standard, subject to review and approval by the Director of Public Works.

**20. Public Easements:** The Applicant shall provide easements for all public utilities on the subject property. The easements shall be 10-feet on each side of the centerline of the utility. The Applicant shall provide required easement documents to the Public Works Department for review and approval.

### Acknowledgment

**21. Acceptance of Conditions:** No zoning or building permit shall be issued until the Applicant acknowledges in writing that it has received, understands, and agrees to comply with these conditions of approval.

### Review/Approval Process

#### Next Steps

1. The Planning Advisory Board/Zoning Commission recommendations will be presented to City Commission.
2. City Commission will approve or deny Annexation, Zoning, and the Conditional Use Permit of the subject property.
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  
Susan Connell, Cascade County Planning Director, [sconnell@cascadecountymt.gov](mailto:sconnell@cascadecountymt.gov)  
Mark Leo, Big Sky Civil and Environmental; [mleo@bigskyce.com](mailto:mleo@bigskyce.com)  
Nicolas Cole, NC Design Studio; [Nic@ncdesignstudio.com](mailto:Nic@ncdesignstudio.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

Faith Lutheran Church - Shanahan Minor

Name of Project / Development:

Faith Lutheran Church (Layne Shanahan, Rep.)

Owner Name:

3348 14th Ave. South, Great Falls, MT 59405

Mailing Address:

(406) 781-8050

Phone:

lshanahan@moderncabinet.net

Email:

Mark Leo

Representative Name:

P.O. Box 3625, Great Falls, MT 59403

Mailing Address:

406-727-2185

Phone:

mleo@bigskyce.com

Email:

PROPERTY DESCRIPTION / LOCATION:

Lot 3	Block 1	Shanahan Minor Addn
Mark/Lot:	Section:	Township/Block:
Range/Addition:		

Street Address:

ZONING: (COUNTY)  
URBAN Residential 191

Current:

R3

Proposed:

LAND USE:

VACANT

Current:

CHURCH FACILITY

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 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.

*Layne Shanahan* representative Faith Lutheran Church 7-17-15  
Property Owner's Signature: Date:

*Mark Leo*  
Representative's Signature: Date: 7-17-15

# EXHIBIT D - PROPOSED RENDERING



EXHIBIT E - DRAFT IMPROVEMENT AGREEMENT





EXHIBIT F - ARCHITECTURAL PLAN SET AND SUBDIVISION PLAT