



Date: June 14, 2016
CITY OF GREAT FALLS

PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT

Item: Minor Subdivision - Skyline Heights Apartments, addressed as 1420 and 1424 36th Avenue Northeast and legally described as Tract 1, Certificate of Survey 4705, Section 36, Township 21 North, Range 3 East, P.M. MT, Cascade County, Montana

Applicant: Lee Janetski and Damon Carroll, Owners

Presented By: Erin Borland, Planner I, Planning and Community Development

Action Requested: Recommendation to the City Commission

Public Hearing:

1. Chairman of the Planning Advisory Board conducts public hearing, calling three times each for proponents and opponents.
2. Chairman of the Planning Advisory Board closes public hearing and asks the will of the Board.

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission approve the minor subdivision of Skyline Heights Apartments, as legally described in the Staff report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.”

2. Board Member calls for a second, discussion, and calls for the vote.

Background: The subject property consists of $\pm 48,371$ square feet or ± 1.11 acres and is located on the southeast corner of 36th Avenue Northeast and 14th Street Northeast. The property is currently the location of Skyline Heights Apartments, two 12-plex apartment buildings. To the west of the subject property are existing 4-plex single-family residential units zoned as R-5 Multi-family medium density. To the southwest are existing single family homes that are zoned R-2 Single-family medium density. Storage units are located to the southeast and north of the property and are located on county land. Adjacent to the east of the property is the City of Great Falls water tower which is zoned PLI Public lands and institutional.

Minor Subdivision Request: The applicants are requesting a minor subdivision of the subject property to create two lots. The proposed Lot 1A would consist of $\pm 25,673$ square feet, or ± 0.59 acres. The proposed Lot 1B would consist of $\pm 22,710$, or ± 0.52 acres. (See Exhibit F)

The apartment buildings are currently “condoized” and a condominium association is in place. Upon approval of the subdivision the condominium association would be dissolved before the Amended Plat would be recorded.

The proposed newly created lots conform to the R-5 Multi-family medium density zoning district development standards outlined in the Land Development Code and Development Standards (See Exhibit D and Exhibit E).

Due to the configuration of the lots, parking and access are proposed to be shared between the owners of the two lots. Also, maintenance of the parking lot, drive aisles, landscaping and the stormwater detention pond would be shared between owners. As a recommended condition of approval of the minor subdivision, a Declaration of Covenants, Conditions, and Restrictions would be filed with the Amended Plat.

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana Code Annotated (MCA). Staff has developed Findings of Fact for the proposed subdivision, and Staff concludes the subdivision meets the basic requirements provided by 76-3-608(3) MCA. The full Findings of Fact are included as Exhibit C.

City of Great Falls Growth Policy Update:

The minor subdivision is consistent with the overall intent and goals of the 2013 Growth Policy Update. The following policies apply to the existing 12-plex buildings and associated areas:

Social Policies - Housing

Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes, and assisted living facilities.

Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.

Physical Policies – Land Use

Phy4.1.4 Foster the development of safe, walkable, neighborhoods with a mix of uses and diversity of housing types.

Phy4.3.10 Support stormwater conveyance that are acceptable to the Department of Public Works, methodically sound, avoids adverse impacts to affected property owners, and water quality.

Physical Policies – Transportation and Mobility

Phy4.4.4 Create a built environment that promotes easy access to safe walking, biking and other opportunities for physical activity.

Neighborhood Council Input:

Per Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF) §17.16.4.010 Table 16-2, minor subdivisions do not require public notification. As a courtesy, Patty Cadwell, Neighborhood Council Coordinator, provided information regarding the proposed

minor subdivision to Neighborhood Council #3 for its June 2, 2016 meeting. The Council voiced support of the minor subdivision and mentioned the desire for the construction of 36th Avenue Northeast to be completed with all the associated drainage problems between it and the adjacent properties resolved.

Agency Comment:

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

Conditions of Approval:

1. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. The applicant shall provide an Amended Plat of the subject property which shall incorporate corrections of any errors or omissions noted by Staff, as well as the easement agreement.
3. The applicant shall provide a Declaration of Covenants, Conditions and Restrictions to be filed with the Amended Plat.

Alternatives:

The Planning Advisory Board could not provide a recommendation for the minor subdivision to the City Commission. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.

Review/Approval Process:

Next Steps

1. The Planning Advisory Board recommendation will be presented to the City Commission.
2. City Commission will approve or deny the minor subdivision.
3. If approved, the applicants will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder’s Office.

Attachments:

- Exhibit A - Application
- Exhibit B - Aerial Map
- Exhibit C - Findings of Fact
- Exhibit D - Site Plan
- Exhibit E - Development Standards
- Exhibit F - Draft Amended Plat
- Exhibit G - Site Photography
- Exhibit H - Zoning Map

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Ben Sidor, Woith Engineering, Inc., ben@woitheng.com
Damon Carroll, pheasantrunbuilders@gmail.com
Lee Janetski, leejanetski@gmail.com

Exhibit A: Application Form

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

SKYLINE HEIGHTS MINOR SUBDIVISION
Name of Project / Development:

LEE JANETSKI & DAMON CAROL
Owner Name:

P.O. BOX 376, GREAT FALLS, MT 59403
Mailing Address:

(406) 590-8888 (cell)
Phone:

leejanetski@gmail.com
Email:

BENJAMIN SEDUZ
SPENCER WOITH, WOITH ENGINEERING INC
Representative Name:

P.O. Box 7326, Great Falls, MT 59406-7326
Mailing Address:

(406) 761-1955
Phone:

Spencer@woitheng.com
Email:

PROPERTY DESCRIPTION / LOCATION:

TRACT 1, LOS 4705 36
Mark/Lot: Section:

T21N
Township/Block:

R03E
Range/Addition:

1420 & 1424 36" AVE NE, GREAT FALLS, MT 59404
Street Address:

ZONING:

R-5
Current:

R-5
Proposed:

LAND USE:

12 PLEX APARTMENTS
Current:

12 PLEX APARTMENTS
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.

Property Owner's Signature:

Date:

Representative's Signature:

Date:

Exhibit B: Aerial Map



-  Skyline Heights Apartments
-  City Limits
-  Tracts of Land



Exhibit C: FINDINGS OF FACT

A Division of Tract 1 C.O.S. 4705

NE ¼ Section 36, Township 21 North, Range 3 East, P.M. MT, Cascade County, Montana

PREPARED IN RESPONSE TO MCA §76-3-608(3)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture: The minor subdivision is located within the City limits and is not currently being used for agricultural purposes. There are two existing 12-plex apartment buildings, related parking, and a stormwater detention pond located on the site. Thus, the proposed minor subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: When the subject property was developed, the applicants connected to City water and sewer mains. The City currently provides water and sewer service to the lot, for which the applicant pays standard City fees for these services. A condition of the proposed minor subdivision requires the establishment of a maintenance easement for the current water and sewer service lines from the existing building on Lot 1A going through Lot 1B to the public mains located in the public right-of-way on 36th Avenue Northeast. Said easement is shown on the draft amended plat (Exhibit F)

The proposed two lots within the minor subdivision currently receive law enforcement and fire protection service from the City of Great Falls. This development receives service from Fire Station No. 2 which is located at the southeast corner of 6th Street Northwest and Northwest Bypass, approximately 3 miles away from the development.

At the time the site was developed, the owners contributed their proportionate share for future road improvements to the existing adjacent roadway, 36th Avenue Northeast. The City will reconstruct 36th Avenue Northeast this year, so the current owners have also bonded for the landscaping and sidewalk along 36th Avenue Northeast that will be installed after completion of the roadwork by the City.

Effect on the Natural Environment: The proposed minor subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Any excess surface runoff currently flows into an onsite stormwater detention basin that was reviewed and approved by Public Works prior to being built.

Effect on Wildlife and Wildlife Habitat: The minor subdivision is located in an urban, developed residential area. The minor subdivision is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the minorsubdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The minor subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

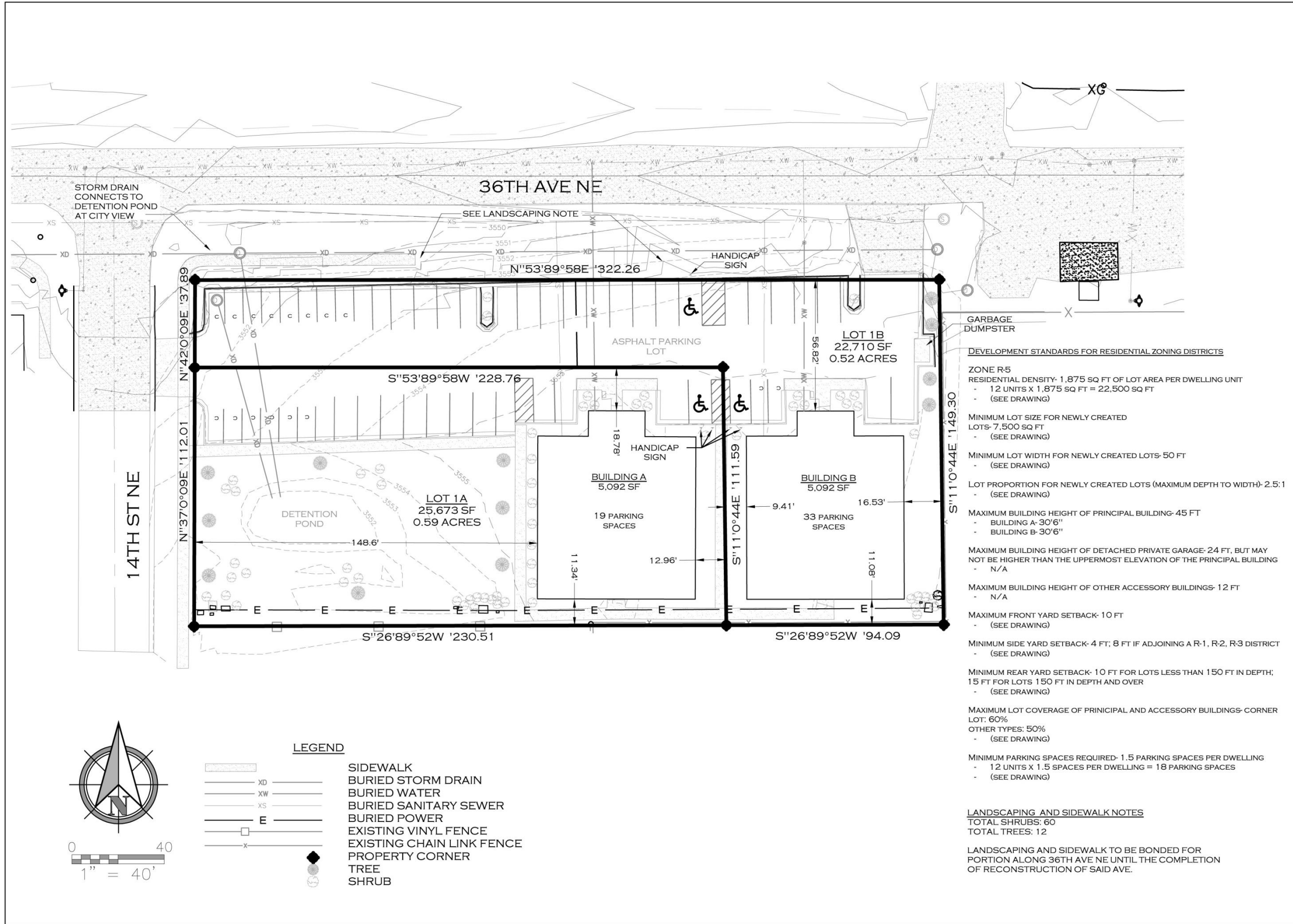
EASEMENT FOR UTILITIES

The owners shall provide necessary utility easements to accommodate any private utilities to serve both lots in the minor subdivision. These easements will be shown on the plat and will be recorded with any required easement documents with the City Clerk and Recorder.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the proposed development is via the existing driveway off 36th Avenue Northeast and the existing driveway off of 14th Street Northeast. The property owners will have cross-access between lots and shall enter into a mutual access agreement for full ingress to and egress from the subject site.

Exhibit D: Site Plan



JOB # 1613
 F.B.: GPS
 FILE: JANETSKI 12 PLEX
 DATE: 05/23/16

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
 P.O. BOX 7326, GREAT FALLS, MONTANA 59406

SKYLINE HEIGHTS
 APARTMENTS
 MINOR SUBDIVISION

SITE PLAN

- DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS
- ZONE R-5**
 RESIDENTIAL DENSITY- 1,875 SQ FT OF LOT AREA PER DWELLING UNIT
 - 12 UNITS X 1,875 SQ FT = 22,500 SQ FT
 - (SEE DRAWING)
- MINIMUM LOT SIZE FOR NEWLY CREATED LOTS- 7,500 SQ FT
 - (SEE DRAWING)
- MINIMUM LOT WIDTH FOR NEWLY CREATED LOTS- 50 FT
 - (SEE DRAWING)
- LOT PROPORTION FOR NEWLY CREATED LOTS (MAXIMUM DEPTH TO WIDTH)- 2.5:1
 - (SEE DRAWING)
- MAXIMUM BUILDING HEIGHT OF PRINCIPAL BUILDING- 45 FT
 - BUILDING A- 30'6"
 - BUILDING B- 30'6"
- MAXIMUM BUILDING HEIGHT OF DETACHED PRIVATE GARAGE- 24 FT, BUT MAY NOT BE HIGHER THAN THE UPPERMOST ELEVATION OF THE PRINCIPAL BUILDING
 - N/A
- MAXIMUM BUILDING HEIGHT OF OTHER ACCESSORY BUILDINGS- 12 FT
 - N/A
- MAXIMUM FRONT YARD SETBACK- 10 FT
 - (SEE DRAWING)
- MINIMUM SIDE YARD SETBACK- 4 FT; 8 FT IF ADJOINING A R-1, R-2, R-3 DISTRICT
 - (SEE DRAWING)
- MINIMUM REAR YARD SETBACK- 10 FT FOR LOTS LESS THAN 150 FT IN DEPTH; 15 FT FOR LOTS 150 FT IN DEPTH AND OVER
 - (SEE DRAWING)
- MAXIMUM LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS- CORNER LOT: 60%
 OTHER TYPES: 50%
 - (SEE DRAWING)
- MINIMUM PARKING SPACES REQUIRED- 1.5 PARKING SPACES PER DWELLING
 - 12 UNITS X 1.5 SPACES PER DWELLING = 18 PARKING SPACES
 - (SEE DRAWING)

LANDSCAPING AND SIDEWALK NOTES
 TOTAL SHRUBS: 60
 TOTAL TREES: 12

LANDSCAPING AND SIDEWALK TO BE BONDED FOR PORTION ALONG 36TH AVE NE UNTIL THE COMPLETION OF RECONSTRUCTION OF SAID AVE.

Exhibit E – Development Standards

§ 17.20.4.010 – Generally

Lots and buildings shall conform to the dimensional standards specified in Exhibit 20-4

Exhibit 20-4. Development standards for residential zoning districts (see footnotes [4], [5] & [7] for general standards)

Standard	R-1	R-2	R-3	R-5	R-6	R-9	R-10
Residential density	-	-	-	1,875 sq. feet of lot area per dwelling unit	500 sq. feet of lot area per dwelling unit	1,200 sq. feet of lot area per dwelling unit	10 dwelling units per acre
Minimum lot size for newly created lots	15,000 sq. feet	11,000 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	n/a
Minimum lot width for newly created lots	90 feet	80 feet	60 feet	50 feet	50 feet	50 feet	n/a
Lot proportion for newly created lots (maximum depth to width)	3:1	3:1	2.5:1	2.5:1	2.5:1	2.5:1	n/a
Maximum building height of principal building	35 feet	35 feet	35 feet	45 feet	65 feet	35 feet, single-family 50 feet, multi-family	12 feet to exterior wall
Maximum building height of detached private garage [1]	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	16 feet
Maximum building height of other accessory buildings	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet
Minimum front yard setback [2]	30 feet	20 feet	20 feet	10 feet	15 feet	10 feet	n/a
Minimum side yard setback [3]	Principal building: 15 feet each side; accessory building:	Principal building: 8 feet each side; accessory building:	Principal building: 6 feet each side; accessory building:	4 feet; 8 feet if adjoining a R-1, R-2, R-3 district	5 feet; 10 feet if adjoining a R-1, R-2, R-3 district	Principal building: 6 feet each side; accessory building: 2	n/a

	2 feet each side provided the front of the building is at least 50 feet from the front lot line	2 feet each side provided the front of the building is at least 40 feet from the front lot line	2 feet provided the front of the building is at least 40 feet from the front lot line			feet each side provided the front of the building is at least 40 feet from the front lot line	
Minimum rear yard setback [7]	20 feet for lots less than 150 feet in depth; 25 feet for lots 150 feet in depth and over	15 feet for lots less than 150 feet in depth; 20 feet for lots 150 feet in depth and over	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	15 feet	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	n/a
Maximum lot coverage of principal and accessory buildings	Corner lot: 40% Other types: 30%	Corner lot: 45% Other types: 35%	Corner lot: 55% Other types: 50%	Corner lot: 60% Other types: 50%	Corner lot: 70% Other types: 60%	Corner lot: 70% Other types: 60%	none

[1] Attached private garages are considered a part of the principal building for application of height and setback development standards.

[2] An unenclosed front porch on a single family residence may extend into the front yard setback up to nine (9) feet, provided the porch does not occupy more than sixty (60) percent of the length of the main part of the house.

(Ord. 2950, 2007)

[3] See Section 17.20.6.020 for side yard requirements for zero lot-line projects and Section 17.20.7.010 for accessory buildings with accessory living spaces.

[4] Smaller lots and reduced setbacks and frontages may be accomplished through a Planned Unit Development (PUD).

[5] An existing structure that does not meet the setback requirements stated above can be rebuilt on its original foundation or the original foundation location.

[6] For townhouses, see Section 17.20.6.050 for additional and superseding requirements.

(Ord. 2950, 2007)

[7] Permitted accessory structures and buildings shall have a minimum rear setback of 2 feet in all residential zoning districts.

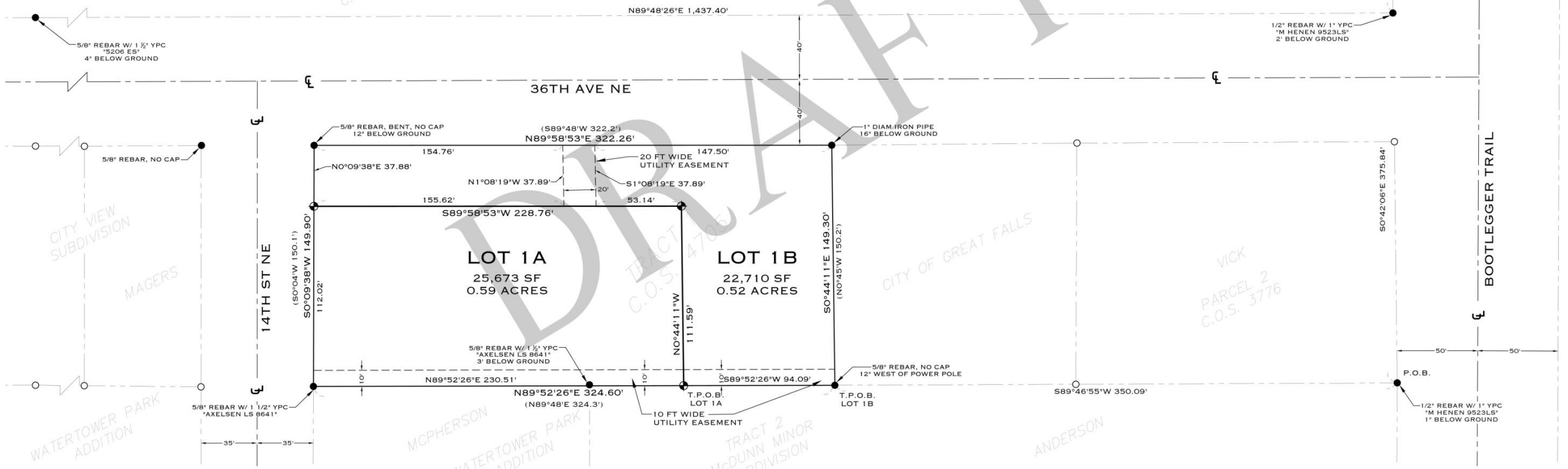
(Ord. 2950, 2007)

Exhibit F: Draft Amended Plat

A PLAT OF
SKYLINE HEIGHTS APARTMENTS
 A MINOR SUBDIVISION IN THE CITY OF GREAT FALLS
 A DIVISION OF TRACT 1 C.O.S. 4705
 LOCATED IN
 NE ¼ SECTION 36, T21N, R3E, P.M.MT, CASCADE
 COUNTY, MONTANA



BASIS OF BEARING
 GEODETIC (TRUE) NORTH AS
 DETERMINED FROM SURVEY
 GRADE GPS OBSERVATIONS



CERTIFICATE OF SURVEY
 I, the undersigned property owners, do hereby certify that I have caused to be surveyed and platted into lots, as shown by the attached minor plat, to be known as the **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, more fully described as follows:

LOT 1A: Beginning at the Southeast corner of Parcel Number 2 as shown on Certificate of Survey number 3776 in the records of the Cascade County Clerk & Recorder; THENCE along the North boundary of Tract 2 as shown on the Plat of the McDunn Minor Subdivision in the records of the Cascade County Clerk & Recorder; THENCE S89°46'55"W a distance of 350.09 feet to the Southeast corner of Tract 1 as shown on Certificate of Survey number 4705 in the records of the Cascade County Clerk & Recorder; THENCE along the North boundary of Tract 2 as shown on the Plat of the McDunn Minor Subdivision in the records of the Cascade County Clerk & Recorder; THENCE S89°52'26"W a distance of 94.09 feet to a point, said point is also the **TRUE POINT OF BEGINNING** of the parcel herein described; THENCE N0°44'11"W a distance of 111.59 feet to a point; THENCE S89°58'53"W a distance of 228.76 feet to a point; THENCE along the Western boundary of the 14th Street Northeast Right-Of-Way S00°09'38"W a distance of 112.02 feet to a point; THENCE S89°52'26"E a distance of 230.51 feet, more or less, to the **TRUE POINT OF BEGINNING** of Lot 1A, containing in all 0.59 acres.

LOT 1B: Beginning at the Southeast corner of Parcel Number 2 as shown on Certificate of Survey number 3776 in the records of the Cascade County Clerk & Recorder; THENCE along the North boundary of Tract 2 as shown on the Plat of the McDunn Minor Subdivision in the records of the Cascade County Clerk & Recorder; THENCE S89°46'55"W a distance of 350.09 feet to the Southeast corner of Tract 1 as shown on Certificate of Survey number 4705 in the records of the Cascade County Clerk & Recorder; THENCE along the North boundary of Tract 2 as shown on the Plat of the McDunn Minor Subdivision in the records of the Cascade County Clerk & Recorder; THENCE S89°52'26"W a distance of 94.09 feet to a point; THENCE N0°44'11"W a distance of 111.59 feet to a point; THENCE S89°58'53"W a distance of 228.76 feet to a point; THENCE along the Western boundary of the 14th Street Northeast Right-Of-Way S00°09'38"W a distance of 112.02 feet to a point; THENCE S89°52'26"E a distance of 230.51 feet, more or less, to the **TRUE POINT OF BEGINNING** of Lot 1B, containing in all 0.52 acres.

The above described tracts of land to be known and designated as the **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana.

OWNERS
 The Christine Carroll Irrevocable Trust
 Lee Janetski

STATE OF MONTANA)
 County of Cascade)

On this _____ day of _____, 2016, before me, a Notary Public, in and for the State of Montana, personally appeared, GREGORY T. DOYON, City Manager, of the City of Great Falls, known to me to be the person that executed the foregoing Certificate of Survey and he acknowledged to me that he executed the same.

NOTARY PUBLIC, State of Montana
 Residing at Great Falls, Montana
 My Commission Expires _____
 PRINT Notary Public Name _____

CERTIFICATE OF SURVEYOR
 I, **BENJAMIN T. SIDOR**, Professional Land Surveyor, Montana Reg. No. 39515PLS, do hereby certify that in April, 2016 I supervised the survey of the tracts of land shown on the attached **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, as described in the Certificate of Survey, and that the survey was made in accordance with the provisions of Title 76, Chapter 3, Part 4, MCA.

CERTIFICATE OF GREAT FALLS PLANNING BOARD
 We, the undersigned, **R. NATHAN WEISENBURGER**, President of the said Great Falls Planning Board, Great Falls, Cascade County, Montana, and **CRAIG RAYMOND** Secretary of said Great Falls Planning Board, do hereby certify that the accompanying **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the _____ day of _____, 2016.

R. NATHAN WEISENBURGER, President, Great Falls Planning Board
CRAIG RAYMOND, Secretary, Great Falls Planning Board

CERTIFICATE OF PUBLIC WORKS DIRECTOR
 I, **JIM REARDEN**, Public Works Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, and the survey that it represents, and I find the same conforms to the regulations governing the platting of land and to presently platted adjacent land, as near as circumstances will permit and I do hereby approve the same on this _____ day of _____, 2016.

JIM REARDEN, Public Works Director, City of Great Falls

CERTIFICATE OF CITY COMMISSION
 I, **GREGORY T. DOYON**, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, was duly examined and approved by the City Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 2016.

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES
 I, **GREGORY T. DOYON**, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property, namely, the facilities of the City of Great Falls, Cascade County, Montana, and that this certificate is made pursuant to Section 76-4-125(2)(e) pursuant to 76-4-127, MCA, thereby permitting the Clerk and Recorder of Cascade County, Montana to record the accompanying plat. Dated this _____ day of _____, 2016.

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND
 I, **GREGORY T. DOYON**, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that no cash or dedication of any park or playground is required within the platted area of the **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, in accordance with Section 76-4-621(3)(b), MCA. Dated this _____ day of _____, 2016.

CERTIFICATE OF COUNTY TREASURER
 I, **JAMIE BAILEY**, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying **PLAT OF SKYLINE HEIGHTS APARTMENTS**, a minor subdivision in the city of Great Falls, a division of Tract 1 C.O.S. 4705 located in the NE ¼ Section 36, T21N, R3E, p.m.mt, Cascade County, Montana, and find that the taxes on the same have been paid for the last five years. Dated this _____ day of _____, 2016.

JAMIE BAILEY, Cascade County Treasurer

- LEGEND**
- FOUND PROPERTY CORNER AS NOTED
 - PROPERTY CORNER; DID NOT RECOVER
 - ⊕ SET 5/8" X 24" REBAR WITH B.P.C. "SIDOR 39515 LS"
 - ⊕ FOUND SECTION CORNER
 - T.P.O.B. TRUE POINT OF BEGINNING
 - P.O.B. POINT OF BEGINNING
 - SF SQUARE FEET
 - C.C.R. CERTIFIED CORNER RECORD
 - (RECORD) RECORDED PER C.O.S. 4705, 2010
 - NEW PROPERTY LINES
 - EXISTING PROPERTY LINES
 - STREET CENTER LINES
 - - - UTILITY EASEMENTS

EXAMINED FOR COMPLIANCE WITH
 SUBDIVISION & PLATTING ACT
 TREASURER'S STAMP YES NO
 DATE _____
 BY _____
 CASCADE COUNTY PLANNING BOARD

WOITH ENGINEERING, INC.
 ENGINEERS & SURVEYORS
 P.O. BOX 7326, GREAT FALLS, MONTANA 59406

JOB NO.: 1918
 F.B.NO.: G.P.S.
 FILE: JANETSKI PLAT
 DRAWN: D.W., B.S.
 DATE: 04/14/16

1
 1

Exhibit G: Site Photography



1. Looking Southwest from driveway access on 36th Avenue Northeast.



2. Looking South along the proposed minor subdivision property line between Lot1A and Lot 1B.



3. Looking West across the existing parking lot that will be divided by the proposed minor subdivision property lines.



4. Existing Stormwater Basin which will be located on Lot 1A and will be maintained by a shared agreement.

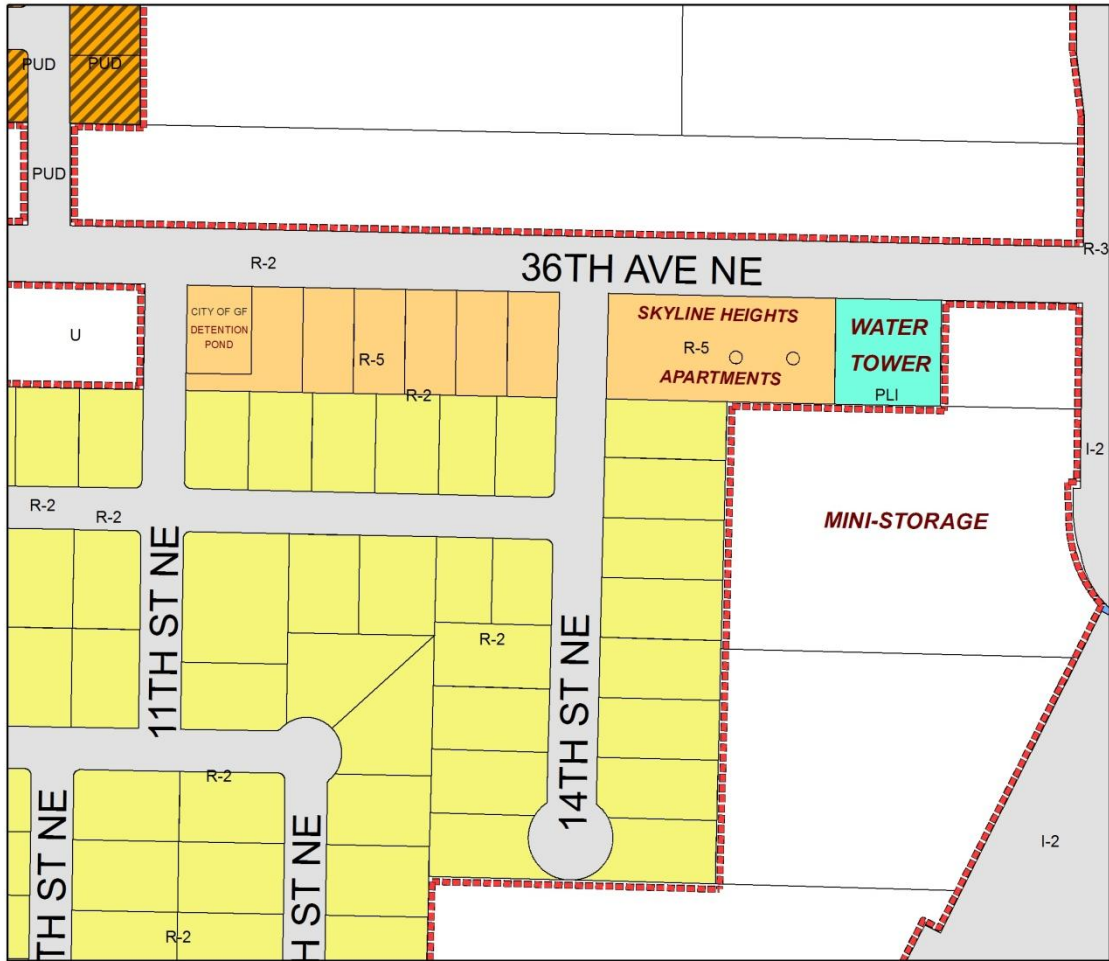


- 5. Landscaping and sidewalk area that is bonded and will be completed after the reconstruction of 36th Avenue Northeast.**



- 6. Access drive to 14th Street Northeast, proposed property line for minor subdivision will split this access.**

Exhibit H: Zoning Map



Legend

- City Limits
- Tracts of Land
- right-of-way
- ZONING**
- R-2 Single-family Medium Density
- R-3 Single-family High Density
- R-5 Multi-family Medium Density
- PUD Planned Unit Development
- I-2 Heavy Industrial
- PLI Public Lands and Institutional
- U Unincorporated Enclave

