



Annexation for IX Blessings Mobile Home Park

Neighborhood Council #4 Notification Packet

Property Location: 4600 7th Ave N

Applicant: Caleb Morey, Nine Blessings

Representative: Ryan Buffington, TD&H Engineering

City Staff: Lonnie Hill, Deputy Director, Planning and Community Development;
Sara Reynolds, Associate Planner, Planning and Community Development

Legal Description: A portion of the S1/2 S1/2 Section 4, T.20N., R.4E., Cascade County

Request: The applicant requests to annex the property and assign a R-10 Mobile Home Park zoning to develop a mobile home park including 154 manufactured home pads.

Basis of Decision: The basis of decision for Annexation by Petition can be found within the Official Code of the City of Great Falls Title 17, Chapter 16, Article 7
The basis of decision for a Zoning Map Amendment can be found within the Official Code of the City of Great Falls Title 17, Chapter 16, Article 40

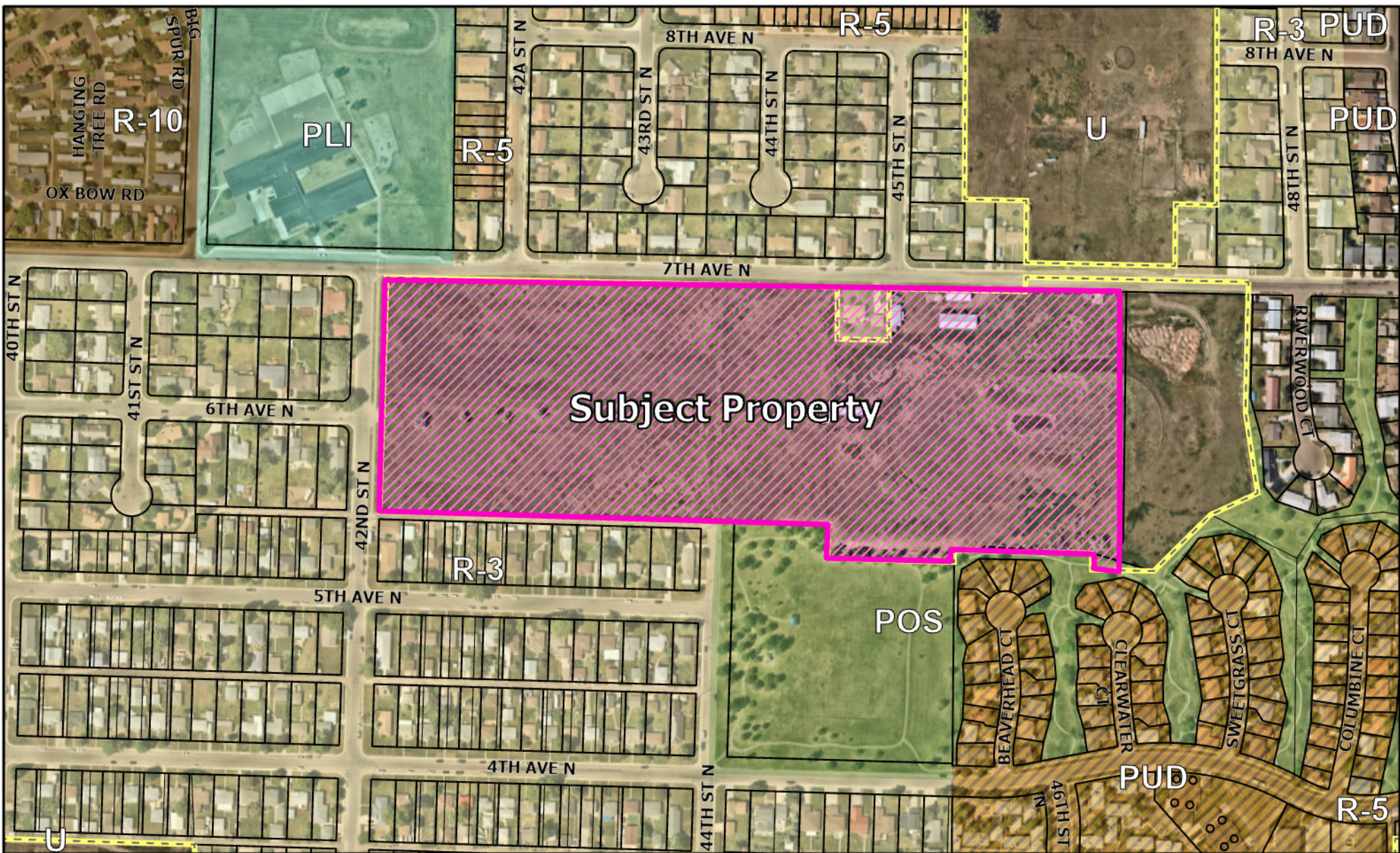
Public Hearings: At least 15 days prior to the scheduled public hearings, the applicant will publish a notice in the *Great Falls Tribune*. To review the application or submit questions or comments, please contact the Planning and Community Development Department at 406-455-8415.

Tentative Public Hearing Schedule:

- Planning Board/ Zoning Commission
Date: September 9, 2025
Time: 3:00 PM
Location: Commission Chambers, Room 206, Civic Center
- City Commission
Date: October 21, 2025
Time: 7:00 PM
Location: Commission Chambers, Room 206, Civic Center

Attachments:

- Location Map
- Narrative
- Preliminary Site Plan



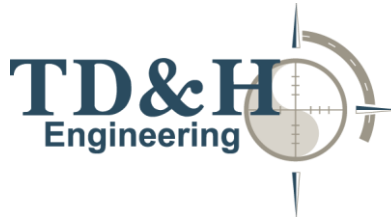
Location Map

IX Blessings Mobile Home Court

- City Addresses
- City Streets
- Boulevards
- - - City Limit
- Lot Lines
- Parcels



1800 River Drive North
Great Falls, MT 59401



406.761.3010
tdhengineering.com

MEMORANDUM

Date:	7/17/2025	TDH Job No.:	25-071
To:	Lonnie Hill- City of Great Falls: Deputy Planning Director Mark Juras- City of Great Falls: Development Review Coordinator		
From:	Ryan Buffington, PE		
Subject:	IX Blessing Mobile Home Park Annexation Narrative		

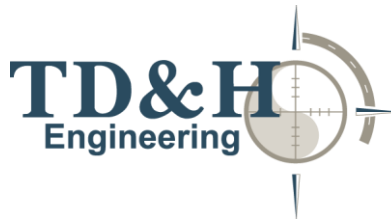
The purpose of this narrative is to describe the proposed use of the property to be annexed and the requested zoning to be established for the proposed IX Blessings Mobile Home Park.

The proposed development will be on two existing lots containing 25.07 acres total located southeast of the intersection of 7th Avenue North and 42nd Street North in Great Falls, Montana. Preliminary design for the Mobile Home Park includes 154 mobile homes, streets, sidewalks, and park space. These features are shown on the Preliminary Site Plan. After construction, the required water and sewer main infrastructure will be owned and maintained by the City of Great Falls. Stormwater infrastructure will be privately owned and maintained.

The properties are currently used as a residential lot and a vacant undeveloped lot that is being used as horse pasture. The proposed zoning will be R-10 and as shown on the Preliminary Site Plan sheet in the Zoning Table, the development will be well below the proposed density requirements and will meet or exceed all other requirements.

Sincerely,

Ryan Buffington, PE
Project Manager
TD&H ENGINEERING



MEMORANDUM

Date:	7/16/25	TDH Job No.:	25-071
To:	Sara Reynolds - Associate City Planner		
From:	Ryan Buffington – TD&H Engineering		
Subject:	Neighborhood Council #4 Meeting Narrative		

Sara,

Our narrative for the NC#4 meeting items are as follows:

1. **ADDITIONAL DETAILS ON PARKING**

At a minimum each home will be provided with 2 off-street parking spaces. The development will limit all parking to be off-street as the roadways need to remain clear so that emergency vehicles will have access at all times. There will be additional guest parking spots provided at various locations throughout the development to accommodate visiting guests.

2. **PEDESTRIAN CONNECTIVITY**

Pedestrian sidewalks will be provided on both sides of 44th St N as well as along the south side of 7th Ave N to facilitate foot traffic circulation through and along the edge of the proposed development. Foot traffic in the interior of the development will be along the paved roadways and through the grass park areas.

3. **LIGHTING**

Street lighting will be incorporated into the development with the installation of large area street lights at critical locations. Individual lamp posts are planned to be installed in front of each home as well for additional local illumination along the roadways.

4. **FOUNDATION TYPES**

The proposed home will be placed on and anchored to concrete slabs which will be designed to support the structures that are proposed.

5. **INTENDED USE OF OPEN SPACE AND AMENITIES**

The open space /park areas will all be available to residents for use and will include amenities such as a half basketball court, pickleball court, a children's playground, and a gazebo. One are of park land is proposed to be laid out as a fenced in dog

park. The park area along the south edge of the development is proposed to have multiple access pathways installed that will connect to the adjacent Heren Park pathway system for additional access to that park area.

6. REQUESTED DEVIATIONS

The first deviation from City Standards that is being requested will be on the orientation of the homes in relation to the streets as well as on the setbacks on corner or ends units. The requirement to rotate the units 30° from perpendicular limits the number of units that will fit into certain end or corner spaces. In most cases this requirement will be able to be met, but we would like to request the ability to modify the orientation on a case by case basis and it would almost entirely be applied to end and corner units to ensure the best and most efficient layout of those homes.

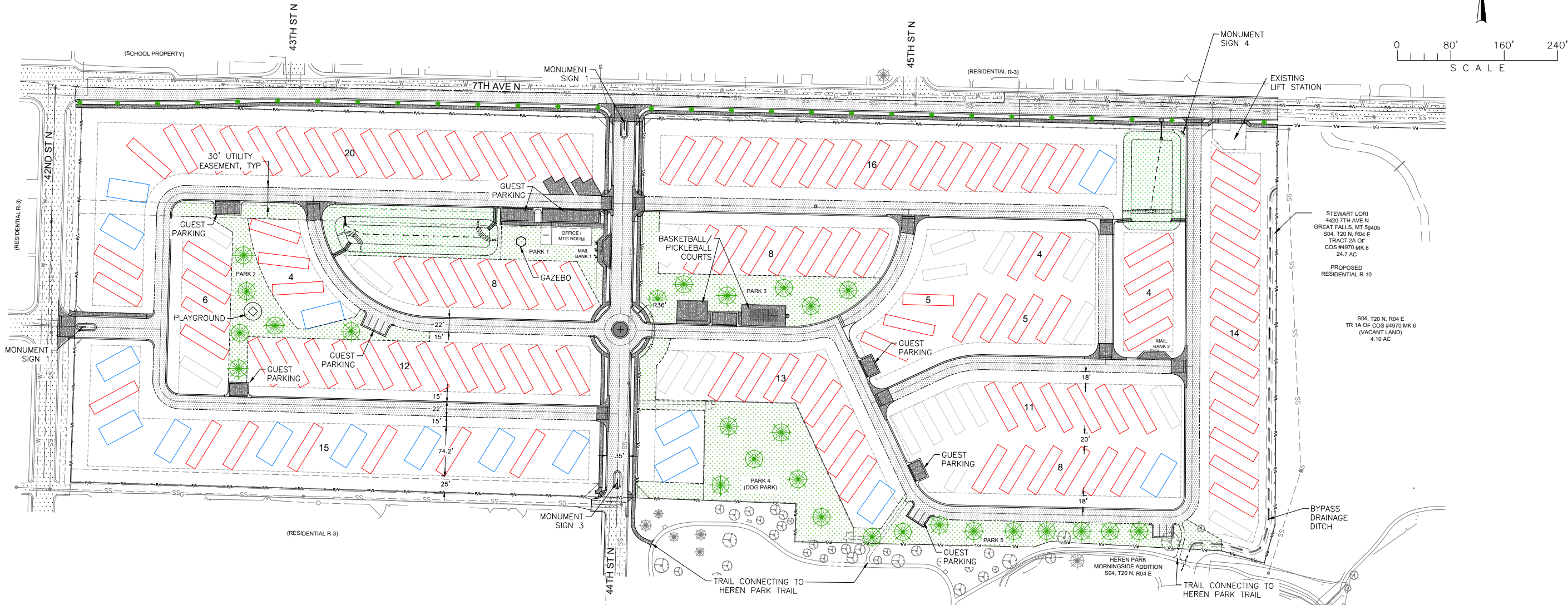
Another deviation will be to the layout and configuration of the proposed mini traffic circle in the center of the development. The circle was designed taking into account the site constraints such as existing utility pole locations, as well as giving consideration to vehicle circulation, but does not necessarily meet any published standards as requested in the pre-application meeting by City staff. We would like to request for the layout to remain as is

Thanks!



Ryan Buffington, PE
Project Manager
TD&H Engineering

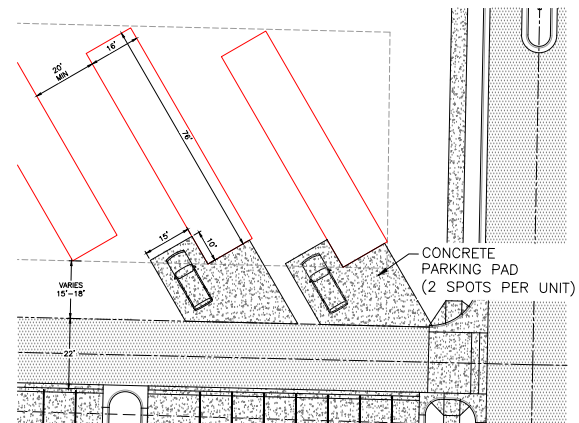
PRINTED 2025-07-16, BY RYAN BUFFINGTON, I:\2025\GTF\25-071 IX BLESSINGS MOBILE HOME PARK\06_CADD\CIVIL\25-071 OVERALL SITE.DWG



LAND USE / DEVELOPMENT STANDARD TABLE

	REQUIRED	PROPOSED
DENSITY	MAX 10 / AC	6 / AC
MOBILE HOME PAD SIZE	MIN 14X70	20X80
SETBACKS (FEET)	MOBILE HOME	ACCESSORY STRUCTURE
FROM THE PROPERTY LINE OF A COLLECTOR STREET OR LOCAL STREET	25	25
FROM A PROPERTY BOUNDARY LINE WHEN NOT A ROW	25	10
BETWEEN MOBILE HOMES	20	N/A
STREET WIDTHS (FEET)		
MINOR (NO PARKING)	20	22
COLLECTOR (NO PARKING)	22	35
WIDTH TO EACH HOME SITE (FEET)	14 MIN	15
RECREATION AREA	10% MIN	10.0%
MAIL DELIVERY AREA	1	2
SOLID WASTE COLLECTION	1	INDIV CANS

SIZE	%	MIN #	ACTUAL
16x76	80%	120	120
16x66	10%	15	19
28x60	10%	15	15
TOTAL		150	154



UNIT PARKING DETAIL 1
NOT TO SCALE C3.0

NOT FOR
CONSTRUCTION

IX BLESSINGS MOBILE HOME PARK
GREAT FALLS, MONTANA

OVERALL SITE PLAN

NOT FOR
CONSTRUCTION

REVISION
DATE
REV