



**Planning Advisory Board/Zoning Commission Agenda  
2 Park Drive South, Great Falls, MT  
Gibson Room, Civic Center  
March 23, 2021 3:00 PM**

UPDATES CONCERNING PROCESS OF MEETINGS Due to the COVID-19 health concerns, the format of the Planning Advisory Board/Zoning Commission meeting will be held in a virtual video-conferencing environment. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

- Planning Advisory Board/Zoning Commission members and City staff will attend the meeting via a remote location, using a virtual meeting method.
- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public comment will be taken during the meeting. Public participation is welcome in the following ways:
  - Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
  - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, March 23, 2021, to: [jnygard@greatfallsmt.net](mailto:jnygard@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.
  - Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. This is a pilot service to test the feasibility of expanded public participation by phone. We ask for your patience in the event there are technical difficulties.

**OPENING MEETING**

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions

**Dave Bertelsen - Chair**

**Chuck Pankratz - Vice Chair**

**Lindsey Bullock**

**Kelly Buschmeyer**

**Tory Mills**

**Samantha Shinaberger**

3. Recognition of Staff
4. Approval of Meeting Minutes - March 9, 2021

### **BOARD ACTIONS REQUIRING PUBLIC HEARING**

5. Public Hearing – Request for a Conditional Use Permit to allow “Vehicular services” land use in the C-1 Neighborhood Commercial zoning district upon the property addressed as 620 57<sup>th</sup> Street South and legally described as the South 132 feet of Lot 1, Block 5, Third Supplement to Sunrise Terrace Addition Part 3, Section 10, T20N, R4E, P.M.M., Cascade County, Montana
6. Public Hearing – Request for a Conditional Use Permit to allow an “Indoor Sports and Recreation Center” land use in the Parks and Open Space (POS) zoning district for the property addressed as 900 29th Street South (Lions Park), and approval of a Non-Administrative Plat to aggregate multiple parcels and right-of-way proposed to be vacated.

### **BOARD ACTIONS NOT REQUIRING PUBLIC HEARING**

### **COMMUNICATIONS**

### **PUBLIC COMMENT**

*Public Comment on any matter and that is within the jurisdiction of the Planning Advisory Board/Zoning Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and address for the record.*

### **ADJOURNMENT**

*(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)*

*Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk’s Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.*

*Planning Advisory Board/Zoning Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Thursday at 7 p.m.*

**MINUTES OF THE MEETING  
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION  
March 9, 2021**

**CALL TO ORDER**

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Chair Dave Bertelsen at 3:00 p.m. The meeting was held via Zoom in the Gibson Room, at the Civic Center.

**ROLL CALL & ATTENDANCE**

Due to the COVID-19 health concerns, the format of the Planning Advisory Board/Zoning Commission meeting is being conducted in a virtual video-conferencing environment. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), public participation is welcomed and encouraged as follows:

- Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, March 9, 2021 to: [jnygard@greatfallsmt.net](mailto:jnygard@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and will be so noted in the official record of the meeting.
- Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. We ask for your patience in the event there are technical difficulties.

Planning Board Members present electronically via Zoom:

Dave Bertelsen, Chair  
Charles Pankratz, Vice Chair  
Lindsey Bullock  
Tory Mills  
Samantha Shinaberger

Planning Board Members absent:

Kelly Buschmeyer

Planning Staff Members present:

Craig Raymond, Director Planning and Community Development  
Tom Micuda, Deputy Director Planning and Community Development  
Erin Borland, Planner III  
Shelley Francis, Permit Technician  
Jamie Nygard, Sr. Admin Assistant

Other Staff present:

Joe Cik, Assistant City Attorney

Mr. Raymond affirmed a quorum of the Board was present.

## **MINUTES**

Chair Dave Bertelsen asked if there were any comments or corrections to the minutes of the meeting held on February 23, 2021. Seeing none, Mr. Pankratz moved to approve the minutes. Ms. Shinaberger seconded, and all being in favor, the minutes were approved.

### **BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING**

#### **Independence Bank Minor Subdivision and the 10<sup>th</sup> Street Bridge Minor Subdivision to facilitate a land swap between Independence Bank and the City of Great Falls**

Erin Borland, Planner III, presented to the board. There were two subdivisions presented, which normally would be presented separately but staff wanted to present them as a whole project. She stated that there will be two different motions, one for each subdivision. Ms. Borland stated that Independence Bank purchased a tract of land along the Missouri River located in between the 9<sup>th</sup> Street North Bridge and the old 10<sup>th</sup> Street Bridge. She stated that the tract of land is located to the west of the old Falls Construction site and the Missouri River Diner. The applicant intends to build a three story bank with offices and a small coffee shop. The City was approached by the applicant to engage in a land swap for unusable land for their development along the river, for a piece of vacant land that the City owns along River Drive. The intent of the land swap is for land along the river to be acquired by the City to facilitate a future trail connection to the 10<sup>th</sup> Street Bridge and for the bank to gain additional land needed for parking at the new facility.

Ms. Borland presented a Location Map, Zoning Map and Site Photos of the subject property. Ms. Borland stated that the first subdivision will be called the Independence Bank Minor Subdivision. The purpose of the Minor Subdivision is for the City to acquire a parcel along the Missouri River to enable public access to the south end of the 10<sup>th</sup> Street Bridge as well as to facilitate eventual trail construction to connect the portion of the River's Edge Trail running underneath the 9<sup>th</sup> Street North Bridge, to the renovated historic 10<sup>th</sup> Street Bridge. The parcel would be subdivided into two parcels. The first parcel, Lot 1, is where the potential development will go for the bank, which is just under an acre. Lot 2 is the potential lot to be swapped with the City, which is about .336 acres. This is not a typical subdivision. There is a right of way to the south that the parcel connects into, so it is not a typical lot configuration.

Ms. Borland presented the Basis of Decision. She stated that it is based on State Statute and not based on City Code. She stated that the Findings of Fact were in the packet but wanted to touch on two main findings.

Effect on the Natural Environment:

The property is considered contaminated by Montana DEQ and covenants will be placed upon the parcels to restrict development for residential use. The commercial development will meet all standards for stormwater quality and quantity.



**Effect on Public Health and Safety:**

The City is acquiring the property along the Missouri River for the express purpose of facilitating a trail connection between the 9<sup>th</sup> Street and 10<sup>th</sup> Street bridges.

Ms. Borland presented the second subdivision which is the 10<sup>th</sup> Street Bridge Subdivision. It is a two lot minor subdivision. Lot 1 is just under a half an acre and will be exchanged with the bank to allow for additional parking. Lot 2 is about an acre and will be kept under the City's ownership.

Ms. Borland presented the Findings of Fact/Basis of Decision which is also based on State Statute.

**Effect on Local Services:**

A sewer main runs through the parcel, which will not be disturbed, and the parcel is proposed to be used for a parking lot. Use of the property for a parking lot has been approved by the Public Works Department and an easement for the sewer will remain.

**Effect on the Natural Environment:**

The property is considered contaminated by Montana DEQ and covenants will be placed upon the parcel to be created to restrict development for residential use.

**Effect on Public Health and Safety:**

The parking spaces proposed for the parcel will be used by the bank development, but will also allow the public to have additional trail access as well as access to the repurposed 10th Street Bridge.

Ms. Borland presented a Conceptual Site Plan that was proposed by the developer of the project. She stated that staff recommends approval of the project based on the conditions of approval. The applicants shall provide an Amended Plat of the subject properties which shall incorporate corrections of any errors or omissions noted by Staff and that the City Commission must approve the land swap in conjunction with the subdivisions. If the Commission does not approve the associated land exchange, the minor subdivision requests should not be approved.

## **PETITIONER'S PRESENTATION**

NONE.

## **PUBLIC COMMENTS**

Brett Doney, 405 3<sup>rd</sup> Street NW Suite 203, stated that the Great Falls Development Authority supports the Minor Subdivisions and stated that it will benefit the community as well as the property owners.

## **BOARD DISCUSSION AND ACTION**

Mr. Pankratz asked staff if the project will change the direction of the River's Edge Trail and have it run along the river. Ms. Borland responded that this is the future plan. The first step will be to connect the 10<sup>th</sup> Street Bridge with the existing trail that runs along the southern portion of the

City's lot near River Drive. Staff will work with the bank to have the new trail connection come up through the two sites and connect up to the 10<sup>th</sup> Street Bridge. The second step will be for a new trail to be constructed from underneath the 9<sup>th</sup> Street Bridge, through the new City land along the river, to the 10<sup>th</sup> Street Bridge, so there will be two connections there.

Mr. Bertelsen stated that it is a win/win for both parties involved and it is a great project.

**MOTION:** That the Planning Advisory Board recommend the City Commission approve the Independence Bank Minor Subdivision as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Pankratz  
 Second: Ms. Shinaberger

**VOTE:** All in favor, the motion carried

**MOTION:** That the Planning Advisory Board recommend the City Commission approve the 10<sup>TH</sup> Street Bridge Minor Subdivision as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Mills  
 Second: Ms. Shinaberger

**VOTE:** All in favor, the motion carried

## **COMMUNICATIONS**

Mr. Raymond stated that staff received a resignation from Planning Advisory Board member Laura Vukasin, as she moved outside of the city limits. He stated that staff appreciated her service on the Planning Advisory Board/Zoning Commission.

Mr. Raymond welcomed new board member Lindsey Bullock. Chair Bertelsen also welcomed Lindsey Bullock.

Mr. Raymond stated that there will be a couple of projects moving forward for the next Planning Advisory Board meeting. The first one is a request for a Conditional Use Permit and a Non-Administrative Plat for Park and Recreation for the City Aquatics Facility and Recreation Center at the Lion's Park property that is a partnership between the City and the Air Force. There will also be an application for a Conditional Use Permit for Jim Woods on 57<sup>th</sup> Street South.

## **PUBLIC COMMENT**

NONE.

## **ADJOURNMENT**

There being no further business, Chair Bertelsen adjourned the meeting at 3:23 p.m.

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CHAIRMAN

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SECRETARY



Meeting Date: March 23, 2021

**CITY OF GREAT FALLS**  
**PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT**

**Item:** Public Hearing – Request for a Conditional Use Permit to allow “Vehicular services” land use in the C-1 Neighborhood Commercial zoning district upon the property addressed as 620 57<sup>th</sup> Street South and legally described as the South 132 feet of Lot 1, Block 5, Third Supplement to Sunrise Terrace Addition Part 3, Section 10, T20N, R4E, P.M.M., Cascade County, Montana

**Initiated By:** Jim Woods - Set Five LLC

**Presented By:** Lonnie Hill, Planner I, Planning and Community Development

**Action Requested:** Recommendation to the City Commission

**Public Hearing:**

1. Board Chair conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Board Chair closes public hearing and asks the will of the Board.

**Suggested Motion:**

1. Commission Member moves:

“I move that the Zoning Commission recommend the City Commission (approve/deny) the Conditional Use Permit for the Subject Property 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. Chairman calls for a second, commission discussion, and calls for the vote.

**Background:**

Set Five LLC submitted an application requesting a Conditional Use Permit to allow “Vehicular services” land use in the C-1 Neighborhood Commercial zoning district for the property located at 620 57<sup>th</sup> Street South on February 19, 2021. The subject property is currently being used as a gas station that was developed around the 1960’s. The applicant intends to remove all existing features of the gas station and develop a car wash containing three self-wash bays, one auto wash bay, and a potential dog washing station. The applicant also has interest in developing dedicated space for a future on-site electric car charging station. The applicant has stated that the automotive use nature of the site will remain; rather the development is in response to changing economics due to competition of other gas stations in the area. The applicant is willing to consider appropriate lighting and noise mitigation in regards to the context of the surrounding neighborhood.

The use of “Vehicle services”, which includes car washes, is conditionally permitted in the C-1 zoning district. Because this project includes a complete redevelopment of the subject property, the applicant was advised that the proposed use of a car wash must be approved through the conditional use process. The existing use of “Vehicle fuel sales” is also conditionally permitted in the C-1, but in this case did not go through a Conditional Use process at time of development around the 1960’s.

The basis of decision for a Conditional Use Permit is listed in OCCGF §17.16.36.040. The Zoning Commission’s recommendation and the City Commission’s decision to approve, conditionally approve, or deny an application shall be based on whether the application, staff report, public hearing, and additional information demonstrates that the criteria which are attached as *Basis of Decision* have been met.

Public Notice for the Zoning Commission Public Hearing was published in the *Great Falls Tribune* on March 7, 2021, notice was mailed to all property owners within 150 feet of the subject property, and a sign notifying of said hearing was posted on the site. To date, staff has received no public comment regarding this project.

### **Improvements:**

The applicant is proposing a near complete redevelopment of the site as part of the establishment of the car wash. The only structure to remain is the existing sign along 57<sup>th</sup> Street South. As stated above, the proposal is to develop three self-wash bays, one auto wash bay, with potential for a dog washing station and electric car charging stations in the future. This redevelopment will require conformance with the current standards of the City Land Development Code and Public Works Design Standards. This will include establishment of curb, gutter, sidewalks, and boulevard landscaping along 56<sup>th</sup> Street South and 7<sup>th</sup> Avenue South, and controlled access points along each street frontage.

In addition, the property will be required to conform to the landscaping requirements of Chapter 44 of Title 17. Specifically, the landscape code requires that any commercial use adjacent to a residential use shall include a fifteen foot landscape buffer between uses. This buffer will extend across the north property line of the subject property. Additionally, the applicant is required to construct a fence or berm to mitigate impacts of a vehicular use area to the residences to the north. The required boulevard improvements will create a landscape buffer between the proposed car wash and 56<sup>th</sup> Street South. The existing gas station does not have a landscaped boulevard along the western property line. This will greatly improve the aesthetics of the property and soften the transition into the existing neighborhood. Chapter 40 of Title 17 also requires that lighting be designed to mitigate impacts of surrounding residential use. The applicant is required to not exceed three tenths (0.3) foot-candles along the northern property line.

City Staff concludes that the required improvements of the redevelopment of this site will improve the vehicular safety and functionality as well as the overall aesthetics of the site. Because this site is an existing commercial property, the adaptive reuse of this underutilized property takes advantage of the City’s existing infrastructure, while also bringing a neighborhood commercial lot into conformance with the City’s current Land Development Code requirements.

### **Proximity to Other Uses:**

The Subject Property has been used commercially as a gas station since the 1960’s. The property directly north is a four-plex multi-family residence. To the west, across 56<sup>th</sup> Street South, are single-family residences. To the south, across 7<sup>th</sup> Avenue South, is a C-1 zoned property with a vacant

structure. The City limit line runs along the east property line of the subject property, with an agriculture field within Cascade County across 57<sup>th</sup> Street South.

### **Neighborhood Council Input:**

The Subject Property is located within Neighborhood Council #4. Information was emailed to the Council Members on March 4<sup>th</sup>, 2021. No correspondence has been received from the Council to date, however the Applicant is on the agenda to present this application at Neighborhood Council #4's regularly scheduled March 25<sup>th</sup> meeting.

### **Concurrences:**

Representatives from the City's Public Works, Fire/Rescue, and Building Departments have reviewed the proposal and have no objections to the issuance of the Conditional Use Permit.

### **Fiscal Impact:**

Approval of the Conditional Use Permit would have no adverse fiscal impacts upon the City of Great Falls as it is already served by City Water and Sewer as well as City Police and Fire. New water and sewer services will be required, and the cost of the connection improvements will be borne by the applicant. The redevelopment of the site will increase the City's tax base and increase revenue.

### **Staff Recommendation:**

Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

### **Conditions of Approval:**

1. **Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change 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.
2. **Non-establishment:** The conditional use permit shall expire one (1) year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion.
3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. **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.
5. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

### **Alternatives:**

The Zoning Commission could recommend denial of the Conditional Use Permit. If so an alternative Basis of Decision would be required to support this action.

**Attachments/Exhibits:**

- Basis of Decision
- Aerial Map
- Zoning Map
- Project Narrative
- Preliminary Site Plan

## CONDITIONAL USE PERMIT - BASIS OF DECISION

The applicant is requesting the approval of a Conditional Use Permit (CUP) for Vehicle services to develop a car wash within the C-1 zoning district for the property addressed as 620 57<sup>th</sup> Street South and legally described as the South 132 feet of Lot 1, Block 5, Third Supplement to Sunrise Terrace Addition Part 3, Section 10, T20N, R4E, P.M.M., Cascade County, Montana.

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

The proposed conditional use is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. The proposal to redevelop an existing gas station into a car wash will allow the property owner to redevelop an underutilized property with a use that is appropriate for the C-1 zoning district.

The proposed conditional use for the subject property specifically supports the following Goals and Policies:

- Environmental Policy 2.3.1 – In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential as candidates for redevelopment in the City.
- Physical Policy 4.1.2 – Expand neighborhood commercial uses, mixed-use development and local food choices where appropriate.
- Physical Policy 4.1.5 – Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.
- Physical Policy 4.2.3 – Support actions that bring properties into conformance with the City's Land Development Code requirements over time.

**2. The establishment, maintenance or operation of the zoning and conditional use will not be detrimental to, or endanger the health, safety, morals comfort or general welfare.**

The proposed conditional use would not have detrimental effects, or endanger the health, safety, morals, comfort or general welfare of the community. The subject property has an existing commercial use of a gas station. The proposed use of a car wash is similar in intensity and fits with the adjacency of 57<sup>th</sup> St S, which is classified as a principal arterial roadway. As part of the proposed site development, the property will be brought into conformance with landscaping and lighting requirements, which include provisions, such as a landscape buffer and lighting restrictions to minimize impacts on the surrounding residences.

**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.**

The conditional use will not be injurious to the neighborhood. The proposed use of a car wash is similar to intensity as other uses allowed by right within the C-1 zoning district. In addition, as part of the proposed site development the property will be brought into conformance with the landscaping requirements of Chapter 44 of Title 17. Specifically, the landscape code requires that any commercial use adjacent to a residential use shall include a fifteen foot landscape buffer between uses. This buffer will extend across the north property line of this property. In addition,



the applicant is required to construct a fence or berm to mitigate impacts of vehicles on the residences to the north because a vehicular use area will be adjacent to the residential use. The existing gas station does not have a landscaped boulevard along the western property line. This boulevard will be developed to meet current standards which will create another green buffer between the car wash and 56<sup>th</sup> Street South. This will greatly improve the aesthetics of the property and soften the transition into the existing neighborhood.

Chapter 40 of Title 17 also requires that lighting be designed to mitigate impacts of surround residential use. The applicant is required to not exceed three tenths (0.3) foot-candles along the northern property line. City Staff has also engaged the applicant to limit the hours of operations to what is reasonable within a residential setting.

**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 orderly development and improvement of surrounding properties. An existing multi-family residence exists to the north, an existing single-family residence to the west across 56<sup>th</sup> Street South, a vacant C-1 zoned lot to the south across 7<sup>th</sup> Avenue South, and the City limits boundary runs along the eastern property line.

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

Utilities, access roads, drainage and other necessary facilities currently exist in the vicinity of the subject property. City water and sewer mains are currently within the right-of-way of 56<sup>th</sup> Street South. The applicant will be required to connect to these existing facilities. The site is located near existing drainage facilities and the redevelopment of the site will likely improve runoff as most of the site is currently paved with impermeable surfaces. Existing access roads surround the site on three sides and the applicant intends to connect to these roadways to allow circulation through the site.

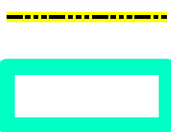
**6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

As part of the required site improvements, access points will be improved from their existing condition of uncontrolled along the three street frontages, to access driveways that conform to current City standards and greatly improve the safety of vehicular movement through the site.

**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.**

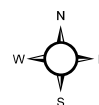
The proposed conditional use will conform to all applicable regulations of the Land Development Code. No deviations from the C-1 district are being recommended by staff.

# Location Map



City Limits

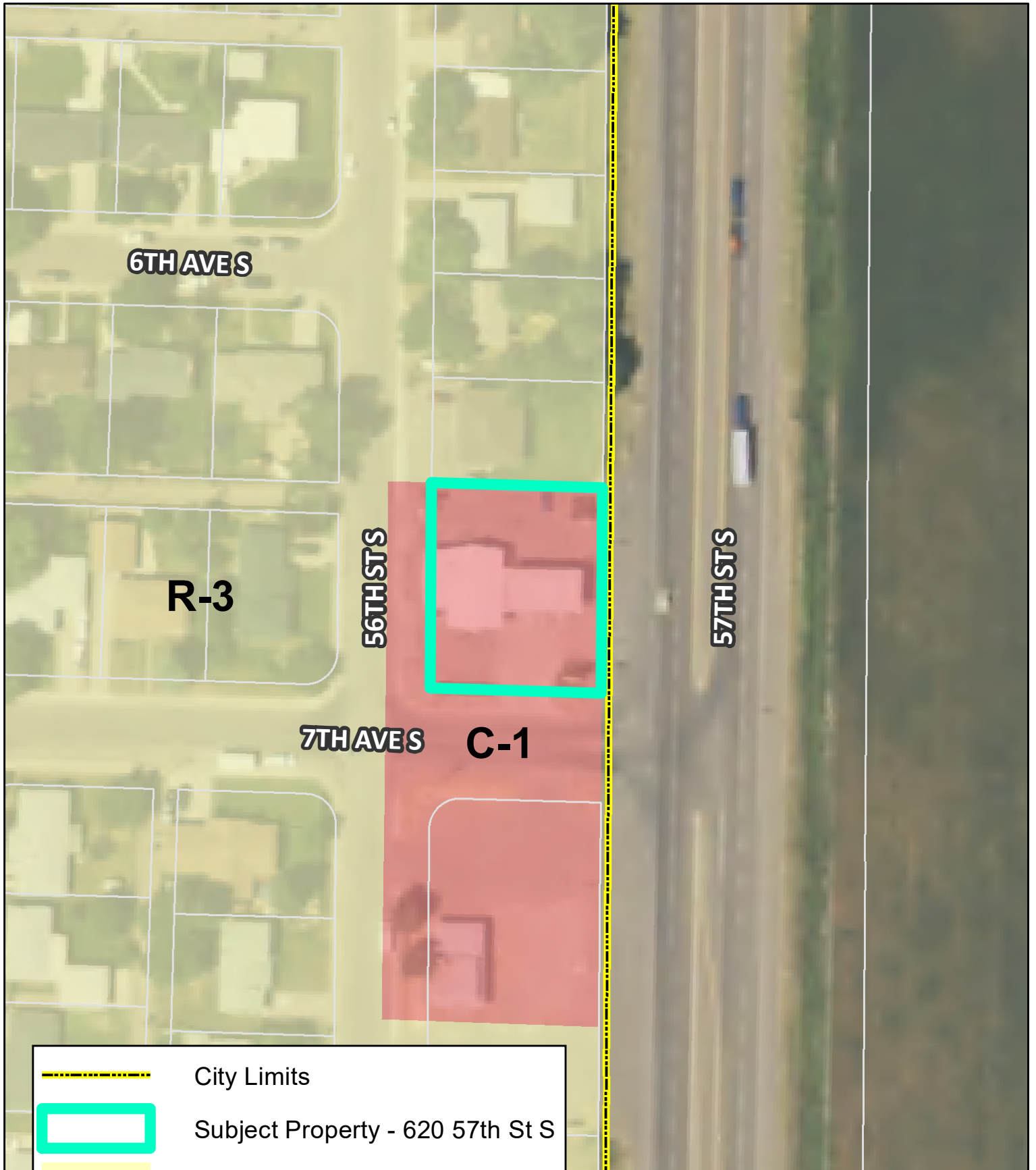
Subject Property - 620 57th St S



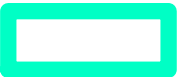
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Drawn By: Planning

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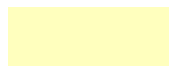
# Zoning Map



City Limits



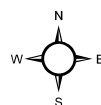
Subject Property - 620 57th St S



R-3 Single-family High Density



C-1 Neighborhood Commercial



Date: 3/3/2021

Drawn By: Planning

0 50 100 200 Feet



February 19, 2021

Mr. Lonnie Hill, Planner  
City of Great Falls Planning & Community Development  
P.O. Box 5021  
Great Falls, MT 59403

RE: Proposed CUP; 620 57<sup>th</sup> Street South  
Property Owner: Set Five LLC

Dear Mr. Hill,

Thank you for the assistance you have provided to my client and myself during the past several days. Please let this correspondence serve as our formal *"narrative explaining the project and the reason for the request of a conditional use permit."* Also attached, please find written narrative from Mr. Woods.

Written Description of Proposed Property Use

The intended project, as proposed, will remove all existing features (e.g., convenience store, fuel islands/pumps, canopy, signage, utilities, and all existing surfacing) and develop a carwash containing three (3) self-wash bays, one (1) auto wash bay, and conceptually a dog wash station. The new development will be a major improvement to the aging building and fueling facilities.

Permit Application

Please see attached, executed permit application with appurtenant fees.

Site Plan

Please see attached site plan containing the conceptual site layout and well as parking and landscaping codes, and how the City requirements will be addressed.

On behalf of my client, we appreciate the City's cooperation and assistance on this matter. Please let me know if you have any questions or concerns regarding this submittal.

Sincerely,

**Big Sky Civil & Environmental, Inc.**

Joseph N. Murphy, P.E.

encl. Permit Application (w/ \$1500 fee)  
Site Plan

cc: Jim Woods, Set Five LLC

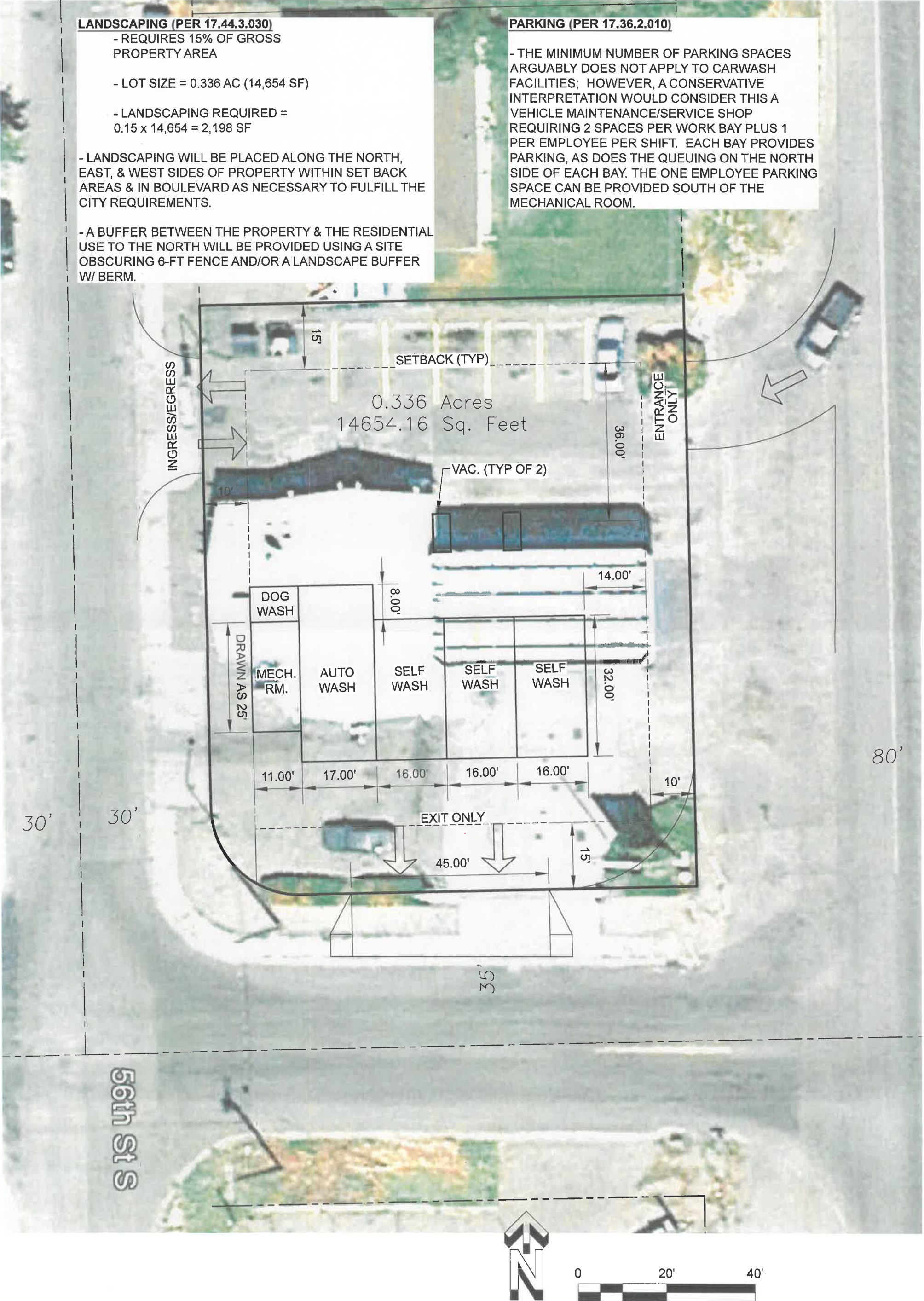


**LANDSCAPING (PER 17.44.3.030)**

- REQUIRES 15% OF GROSS PROPERTY AREA
- LOT SIZE = 0.336 AC (14,654 SF)
- LANDSCAPING REQUIRED =  $0.15 \times 14,654 = 2,198$  SF
- LANDSCAPING WILL BE PLACED ALONG THE NORTH, EAST, & WEST SIDES OF PROPERTY WITHIN SET BACK AREAS & IN BOULEVARD AS NECESSARY TO FULFILL THE CITY REQUIREMENTS.
- A BUFFER BETWEEN THE PROPERTY & THE RESIDENTIAL USE TO THE NORTH WILL BE PROVIDED USING A SITE OBSCURING 6-FT FENCE AND/OR A LANDSCAPE BUFFER W/ BERM.

**PARKING (PER 17.36.2.010)**

- THE MINIMUM NUMBER OF PARKING SPACES ARGUABLY DOES NOT APPLY TO CARWASH FACILITIES; HOWEVER, A CONSERVATIVE INTERPRETATION WOULD CONSIDER THIS A VEHICLE MAINTENANCE/SERVICE SHOP REQUIRING 2 SPACES PER WORK BAY PLUS 1 PER EMPLOYEE PER SHIFT. EACH BAY PROVIDES PARKING, AS DOES THE QUEUING ON THE NORTH SIDE OF EACH BAY. THE ONE EMPLOYEE PARKING SPACE CAN BE PROVIDED SOUTH OF THE MECHANICAL ROOM.





Meeting Date: March 23, 2021

**CITY OF GREAT FALLS**  
**PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT**

**Item:** Public Hearing – Request for a Conditional Use Permit to allow an “Indoor Sports and Recreation Center” land use in the Parks and Open Space (POS) zoning district for the property addressed as 900 29th Street South (Lions Park), and approval of a Non-Administrative Plat to aggregate multiple parcels and right-of-way proposed to be vacated.

**Initiated By:** City of Great Falls Park and Recreation Department

**Presented By:** Erin Borland, Planner III, Planning and Community Development Department

**Action Requested:** Recommendation to the City Commission

**Public Hearing:**

1. Board Chair conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Board Chair closes public hearing and asks the will of the Board.

**Suggested Motion:**

Board Member moves:

- I. “I move that the Zoning Commission recommend the City Commission (approve/deny) the request for the Conditional Use Permit for the subject property as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.”

Chair calls for a second, board discussion, and calls for the vote.

Board Member moves:

- II. “I move that the Planning Advisory Board recommend the City Commission (approve/deny) the Non-Administrative Plat for the subject property as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.”

Chair calls for a second, board discussion, and calls for the vote.

## **Background:**

After an extensive public participation process, the City of Great Falls adopted a new Park and Recreation Master Plan in October of 2016. This Plan provides a detailed analysis of the community's park and facility inventory as well as both facility and maintenance needs for the department. One of the most critical facilities identified was the need for a multi-generational center that would replace the existing natatorium and recreation center.

In June of 2020, the City of Great Falls seized upon a unique opportunity to submit an application to the former Office of Economic Adjustment, now known as the Office of Local Defense Community Cooperation (OLDCC), for a Defense Community Infrastructure Program (DCIP) grant to fulfill the Master Plan recommendation for this key facility need. The application was for a 10 million dollar grant with a 10 million dollar match to build a new indoor aquatic and recreation center for the city. This facility would replace the old natatorium that has been shut down and combine it with a recreation center in one new facility. The emphasis of the grant is to create a City and Malmstrom Air Force Base partnership to accomplish the following goals for the community: 1) create a training facility for Airmen to alleviate the cost of Temporary Duty (TDY) training for required water rescue, 2) improve the quality of life for Airmen and their families as well as residents in the community, and 3) bring the community together as a whole.

In September 2020, the City received word that it was officially awarded the grant for 10 million dollars. City Staff proceeded with a Request for Proposals (RFP) process and selected a design team to start the site selection and design of the facility. Under the grant's required schedule, construction must start within a year after the grant is awarded.

After research, preliminary design, cost analysis and soil testing was performed on multiple sites for the facility, the Lions Park property has been selected as the best fit for the facility. The advantages of the Lions Park property include its central location, multiple opportunities for site access, and the type of foundation system that can be used due to suitable soils.

Lions Park was established as a city park in 1952 by Resolution 4410. According to a park system inventory prepared by the City Clerk and the City Engineers Office in 1961, Lions Park was tentatively planned to have a swimming pool. The park is located between 27th Street South and 29th Street South, and 8th Avenue South and 10th Avenue South. The park is approximately 14 acres with several amenities such as the Lions Club Memorial, tennis courts, a swing set and a pavilion.

The proposal for the new Indoor Aquatics and Recreation Center includes a facility just under 45,000 square feet with two levels. The facility will provide a lap pool, recreation pool with zero depth entry, a full size gym with two cross courts, child watch area, multi-purpose rooms, a party room, a fitness area with a walking track, and other amenities to support the programs that the Park and Recreation Department have to offer.

Public Notice for the Planning Advisory Board/Zoning Commission public hearing was published in the Great Falls Tribune on March 7, 2021. To date, Planning and Community Development as well as the Park and Recreation Department have received several inquiries from residents requesting general information about the project, those asking questions about the design and conditional use permit process, as well as community members giving comments for and against the project. The Park and Recreation Department has also created a FAQ page on the City website for the Indoor Aquatic and Recreation Center project. The public notice and hearing schedule has been included on that page.



### Conditional Use Permit Request:

The applicant is requesting a conditional use permit to allow an “Indoor sports and recreation” land use in the Parks and Open Space (POS) zoning district. Each zoning district that is established in the City has uses that are permitted outright, conditionally permitted through a public review process to determine project suitability, or not allowed in the district. All use categories are located in the Land Use chart in Title 17 – Land Development Code, Chapter 20. The table below shows the requested use and how it is permitted, conditionally permitted or not allowed in each zoning district.

#### Exhibit 20-1. Principal Uses by District

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2
Indoor sports and recreation	-	-	-	-	-	-	-	-	P	-	P	C	C	C	C	C	P	P	-

- The use is not permitted in the district

C The use is allowed through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 6 of this chapter, as appropriate

If a use is conditionally permitted, Staff reviews the proposal based on the development standards for the zoning district the requirements set forth in the Land Development Code, and finally the impact of the proposal on City utilities and other public services, the surrounding transportation network, as well as the use of adjoining properties. Special conditions can be established by Staff or the City Commission to ensure that the conditional use is compatible with the surrounding context of the neighborhood.

Exhibit 20-4 in Title 17 of the Land Development Code sets the standard for all zoning districts for lot sizes, building heights and setbacks. The Parks and Open Space zoning district is the only district that does not have development standards due to the district’s purpose to facilitate open space and City park and recreation areas. Therefore, the development standards of the Public lands and institutional (PLI) zoning district are the most applicable standards to apply to the proposed conditional use. Below is a table showing the development standards for the proposed project in relationship to the standards established for the PLI zoning district.

#### Development Standards based on Exhibit 20-4

	Proposed Project Specific Standards (POS)	PLI
Minimum lot size for newly created lots	11.808 acres	7,500 sq. feet
Minimum lot width for newly created lots	551.10 feet	50 feet
Maximum building height of principal building	36’-9” height	100 feet by right; 101 feet to 160 feet as conditional use, except as



		follows; in the proposed medical district master plan area, 160 feet by right
Maximum building height of accessory building	Possible outdoor storage for MAFB/MANG will not exceed 24 feet	24 feet, but may not be higher than the uppermost elevation of the principal building
Minimum front yard setback of principal and accessory buildings	25 feet (Building) 2 feet (Parking)	25 feet
Minimum side yard setback of principal and accessory buildings	207 feet (North) 144 (South to alley)	10 feet each side
Minimum rear yard setback of principal and accessory buildings	459 feet	1/10 of lot depth but not less than 1/10 of building height
Maximum lot coverage of principal and accessory buildings	7.7%	Corner lot: 70% Other lots: 60%

The review of the project by Staff is designed to analyze the impact of the project on both City services and surrounding neighborhood context. The basis for decision for a conditional use permit is listed in OCCGF §17.16.36.040. The Zoning Commission's recommendation and the City Commission's decision to approve, conditionally approve, or deny an application shall be based on whether the application, staff report, public hearing, Zoning Commission recommendation, or additional information demonstrates that the decision of the City Commission shall at a minimum consider the criteria which are attached as Findings of Fact - Conditional Use.

Based on the Findings of Fact/Basis of Decision and Staff review of the project, several conditions of approval have been incorporated into the request to help minimize the impact of the facility and to preserve as much park space as possible.

#### **Non-Administrative Plat Request:**

Concurrent with the request for the Conditional Use Permit, the applicant proposes to aggregate all the parcels still platted in the park as well as the proposed vacated right-of-way, if approved by the City Commission, into two parcels. One of the parcels will contain the majority of the park including the proposed Indoor Aquatic and Recreation Center development. The second will accommodate a future lease parcel that would require a rezone of the property if the City chooses to facilitate a commercial development to supplement the new recreation center. The draft amended plat showing the aggregation has been attached for review. The draft amended plat vacates the right-of-way of 28th Street South, 9th Avenue South, 9th Alley South and a portion of 10th Alley South; and then aggregates all of the vacated rights-of-way into the main parcel for the park. The draft plat requires Planning Advisory Board and City Commission review due to Montana Code Annotated (MCA) 76-3-207(2) which states:

"within a platted subdivision filed with the county clerk and recorder, a division, redesign, or rearrangement of lots that results in an increase in the number of lots or that redesigns or rearranges six or more lots must be reviewed and approved by the governing body before an amended plat may be filed with the county clerk and recorder."

Staff has prepared Findings of Fact based on the criteria for a subdivision. Additionally, pursuant to the OCCGF, Staff has reviewed the plat for compliance with the survey requirements of this Title and State law, provisions of easements for the location and installation of any planned utilities, and review of physical and legal access to the parcels. The recommendation of the Planning Advisory Board and the decision of City Commission shall at a minimum consider the criteria which are attached as Findings of Fact/Basis of Decision – Subdivision.

### **Impacts of the proposed Conditional Use on Public Infrastructure:**

*City Streets:* Access to the facility will be from 29th St South, with anticipated primary traffic from 10th Ave South. There are three proposed access points, the primary access which aligns with 9th Ave South, and two secondary access points that align with the alleys to the north and south of 9th Ave South. The design team has analyzed alternative points of access, but at this time do not find them necessary for the project.

*Water:* The facility is proposed to be located on a portion of the site where an existing 6” public water main is located. The existing main will be realigned around the south side of the new facility. The new main will be upsized to an 8” line and will tie back into the existing main in 29th St S.

*Sanitary Sewer:* The new facility will need to be served by a new sewer service line. Existing sewer mains are located to the north and south of the proposed building and run to the east and west. A new service line will be installed to tie into one of the mains on either side of the new facility.

*Stormwater Management:* The building is situated on the high point of the site and the post developed runoff will be directed away from the building to the north, south, and east. The runoff will be conveyed as surface runoff via curb and gutter and then will be collected and detained onsite to be released at pre-development rates.

### **Traffic Analysis:**

A full traffic analysis developed by Senior Transportation Planner, Andrew Finch, has been included as an attachment to this agenda report. The report incorporates traffic counts and a summary memo provided by the Public Works Department. Recommendations from the traffic analysis are as follows:

1. Provision of bicycle parking and/or secure bicycle storage is recommended to reduce the number of vehicular trips. Such facilities should be installed in compliance with Title 17, Chapter 36 of City Code.
2. Full connections between the Center project and the trails in Lions Park should be made and designed for direct and safe pedestrian and bicycle travel. This is especially important since the existing parking lot for Park users would be replaced by parking adjacent to the Center.
3. Traffic control at nearby intersections should be reviewed and, if warrants are met, installed soon after opening of the Center, especially at the 8<sup>th</sup> Avenue South and 29<sup>th</sup> Street South and at 9<sup>th</sup> Avenue South and 29<sup>th</sup> Street South intersections. Given the projected increase in traffic on 29<sup>th</sup> Street South, it is likely that traffic control at these intersections could be necessary after opening of the Center. Intersections further to the east along 9<sup>th</sup> Avenue South should also be monitored for future traffic control needs, if warranted.
4. Full ADA curb ramps at all corners surrounding Lions Park should be installed as soon as monies are available to provide safe and convenient pedestrian connections for all users.
5. After opening of the Center, prohibition of parking on one or both sides of portions of 29<sup>th</sup> Street South may be warranted due to the narrowness of the street. Traffic movements along this street segment should be reviewed soon after opening.

6. Safety and delays at 29<sup>th</sup> Street South and 10<sup>th</sup> Avenue South should be monitored. If future conditions warrant the need, signalization may be an option that could be pursued with the Montana Department of Transportation.

### **Neighborhood Council Input:**

The subject properties are located in Neighborhood Council #4. The applicant and design team presented information on the project to Council #4 on February 11, 2021. The Council as well as community members asked questions and give comment on the project. Planning and Community Development Staff then presented the Conditional Use Permit application to the Council. The Council voted to approve the Conditional Use Permit. The applicant also attended the Neighborhood Council meeting on March 11, 2021 to provide an update to the Council and answer additional questions from the community and Council.

### **Concurrences:**

Representatives from City's Park and Recreation, Public Works, City Manager's Office, Fire and Legal Departments have been involved throughout the design process as well as the review process of this application. All comments have been taken into consideration for the recommendation of the project. Also, representatives from Malmstrom Air Force Base and the Montana Department of Transportation have been involved throughout the design process and their comments have been taken into consideration as well.

### **Fiscal Impact:**

The City was awarded a 10 million dollar grant from the Office of Local Defense Community Cooperation (OLDCC) for their Defense Community Infrastructure Program (DCIP). This grant is required to be matched with funds from the City. The City will match this grant with funds from the Great Falls Park District #1. This will be accomplished by bonding against the District for the funds.

### **Staff Recommendation:**

Staff recommends approval of the Conditional Use Permit and the Non-Administrative Plat with the following conditions:

### **Conditions of Approval for Conditional Use Permit:**

1. **Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change 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.
2. **Expiration:** The Conditional Use Permit shall expire two years 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 involve landscaping that cannot be successfully established until the weather permits.
3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.

4. **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.
5. **Development Standards:** The proposed project shall be developed in compliance with the Development standards as set forth in Exhibit 20-4 in the Land Use Chapter of Title 17 - the Land Development Code. The proposed project will follow the standards for the PLI Public Lands and Institutional zoning district.
6. **Parking:** The minimum required parking on site will be set at 130 spaces with the possibility of expanding up to 180 spaces within the project area.
7. **Landscaping:** The City's landscaping requirements will be as follows:
  - Ten boulevard trees will be required along the project's 29<sup>th</sup> Street frontage, but placement shall be allowed within both the boulevard and project area
  - The off street vehicular area landscaping requirements may be met through additional landscaping provided outside the boundary of the proposed parking area.
  - The rate of planting required shall be 25 trees and 100 shrubs including perennial substitutions at a ratio of 2:1.
8. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

#### **Conditions of Approval for the Non-Administrative Plat:**

1. **Amended Plat:** The applicants shall provide a revised Amended Plat of the subject properties which shall incorporate corrections of any errors or omissions noted by Staff.

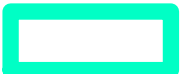
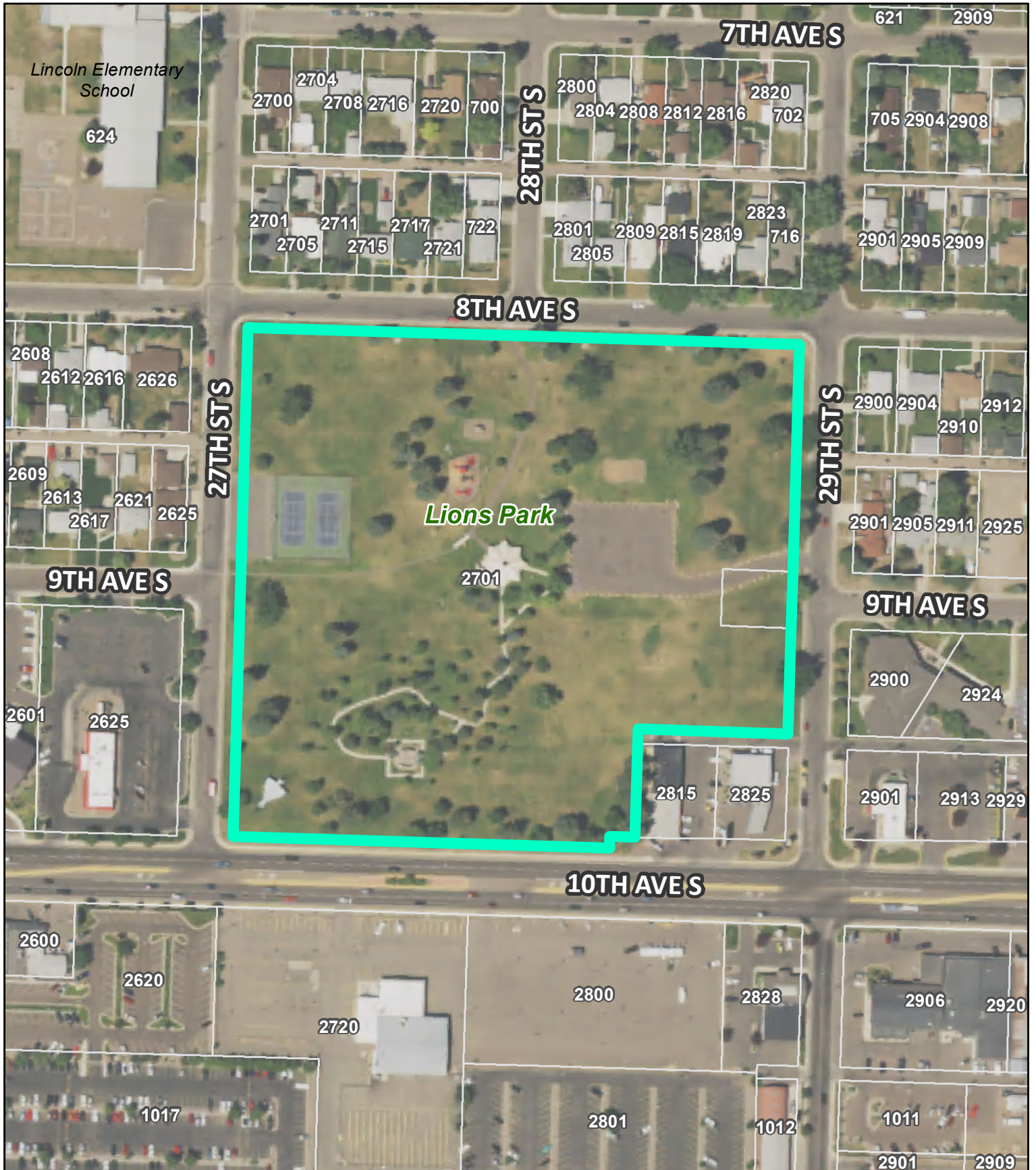
#### **Alternatives:**

The Boards could deny the conditional use permit and/or the non-administrative plat for this development. For this action the Board must provide alternative Findings of Fact/Basis of Decision for each action to support a denial of the request.

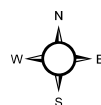
#### **Attachments/Exhibits:**

- Location Map
- Zoning Map
- Findings of Fact/Basis of Decision – Conditional Use Permit
- Site Plan
- Findings of Fact/Basis of Decision – Subdivision
- Draft Amended Plat
- Building Floor Plans and Renderings
- Traffic Analysis
- Citizen Email

# Location Map



Subject Property - Lions Park

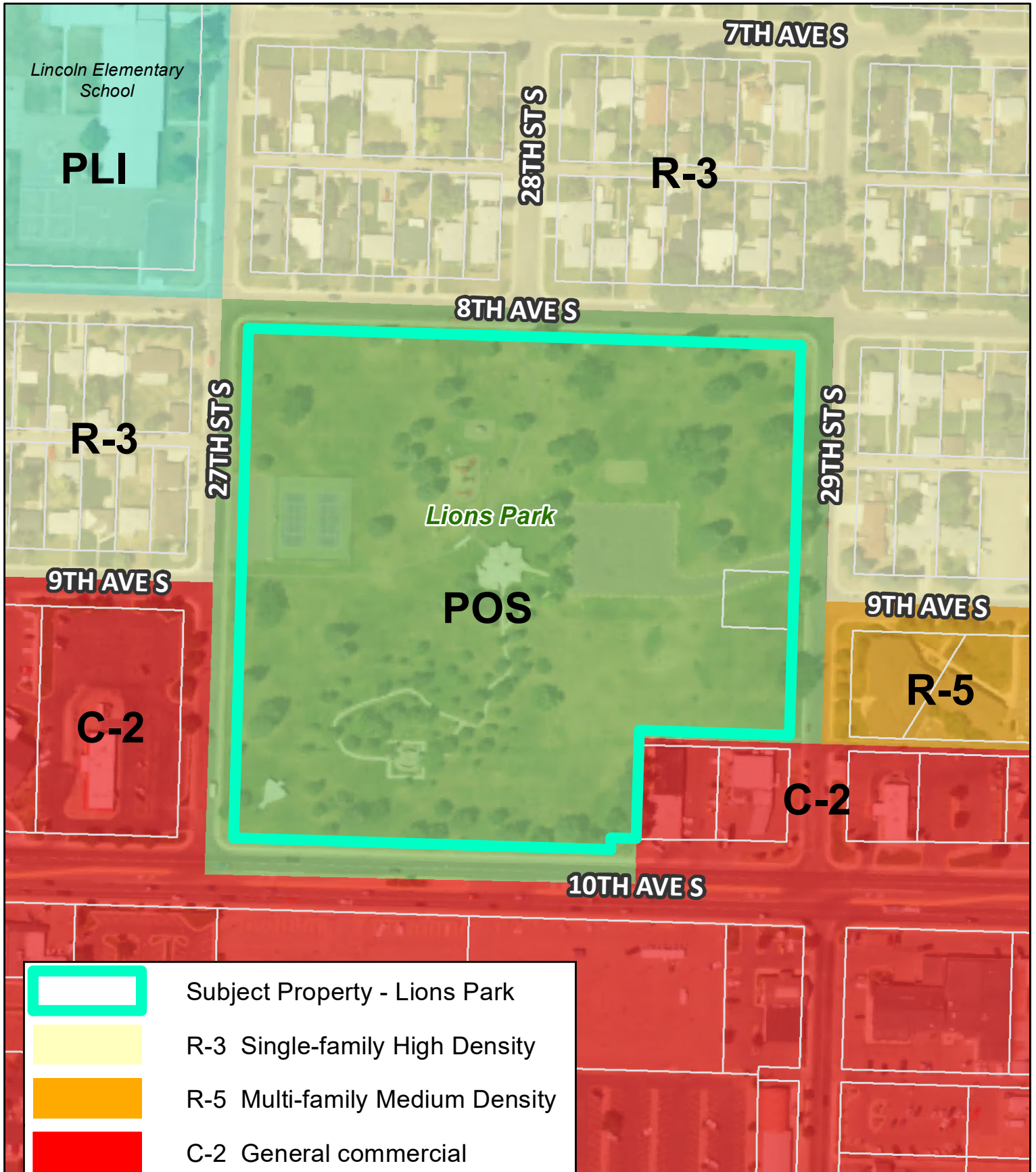




Date: 3/3/2021  
Drawn By: Planning

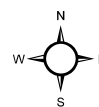
0 115 230 460 Feet



# Zoning Map



	Subject Property - Lions Park
	R-3 Single-family High Density
	R-5 Multi-family Medium Density
	C-2 General commercial
	PLI Public Lands and Institutional
	POS Parks and Open Space



Date: 3/4/2021  
 Drawn By: Planning

0 115 230 460 Feet

## **CONDITIONAL USE PERMIT - BASIS OF DECISION**

The applicant is requesting a conditional use permit to allow an “Indoor Sports and Recreation” land use in the Parks and Open Space (POS) zoning district.

### **PRIMARY REVIEW CRITERIA:**

The basis for decision for a conditional use permit is listed in OCCGF §17.16.36.040. The Zoning Commission's recommendation and the City Commission's decision to approve, conditionally approve, or deny an application shall be based on whether the application, staff report, public hearing, Zoning Commission recommendation, or additional information demonstrates that the decision of City Commission shall at a minimum consider the following criteria:

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

The proposed conditional use is consistent with the overall intent and purpose of the 2013 City of Great Falls Growth Policy Update. This project is strongly supported by the Social, Economic and Physical portions of the Growth Policy.

**Social** (Excerpt below taken from Page 38 of the Plan)

“The Social element includes population, health and wellness, housing, and local community services such as police, fire, and parks, as well as the contribution of non-profits. This element is intended to address the broad holistic well-being of the City’s residents at large. The Social element recognizes that the biggest asset the City has is its people and their well-being.” The approval of the conditional use would promote several goals and policies associated with the Social element especially looking at the wellness piece of this element. The Growth policy states under wellness that “Neighborhood design has a role in promoting a healthy community, we should encourage built environments in which residents have more opportunities to be physically active and connected.”

The conditional use is also supported by the following social policies as well:

- SOC1.2 Employ innovative strategies to promote, enhance and utilize the City’s parks.
- SOC1.2.1 Continue to provide quality recreational programs and facilities to meet the current and future needs of area residents.
- SOC1.2.3 Pilot the use of native or low maintenance, xeric, or native vegetation to manage and reduce the maintenance needs for parks.
- SOC1.3 Develop and maintain the City's community facilities and cultural resources.
- SOC1.3.3 Partner with other governmental and non-governmental entities to coordinate improvement projects, promote joint uses, avoid duplication, and maximize the public benefit of facilities and services.
- SOC1.3.4 Ensure that affected citizens, agencies, and other interested parties are given adequate notice and opportunity for meaningful participation in decisions on locating or expanding community facilities and services.
- SOC1.6 Work cooperatively with the community at-large and the City’s neighborhoods.

- SOC1.6.1 Ensure that community facilities are designed, constructed, and maintained as attractive social and environmental assets in the neighborhoods where they are located.

### **Economic**

This project is an excellent opportunity to grow and develop the relationship with key partners in the community including the community's military partners. The conditional use also supports the following economic policies outlined in the City's Growth Policy:

- ECO 3.1 Support, cooperate, expand and adjust, if necessary, to the current and future military mission in Great Falls.
- ECO3.1.1 Support, cooperate and maintain coordination with Malmstrom Air Force Base and the Montana National Guard (MANG).
- ECO3.1.4 Develop and maintain collaborative relationships with key stakeholders impacted by the military.
- ECO3.1.8 Increase the attractiveness of Great Falls as a destination location for retirees, including military veterans.
- ECO3.6 Promote Great Falls as a destination location and expand the City's assets and amenities.

### **Physical** (Excerpt below taken from Page 98 of the Plan)

"The Physical portion of the Growth Policy Update includes the built environment of the City, and those elements, both natural and man-made, that influence the way the City looks and functions. Some of these factors include the design and lay-out of the City, its design, the City's development standards, and the infrastructure of the City."

This project will enable the City to utilize and enhance a park with a facility that will benefit the whole community. The City will be able to utilize existing utilities and enhance the infrastructure system within both the park and surrounding area. The conditional use also supports the following physical policies as well:

- PHY4.1 Encourage a balanced mix of land uses through-out the City.
- PHY4.1.2 Expand neighborhood commercial uses, mixed-use development and local food choices where appropriate.

## **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 approval of the conditional use permit would allow for a new facility to be built that would fill various voids in the city including replacing the closed natatorium and executing a partnership with Malmstrom Air Force Base to provide a training facility that is lacking in Great Falls. Even though the facility will take up a portion of the park it will give the community a new facility with many health benefits. As noted in the Growth Policy, "Lack of physical activity is a central risk factor for obesity, as well as heart disease, cancer and stroke. The Park and Recreation Department creates active and passive recreational opportunities for the public at



large to engage in healthy and beneficial activities.”

This facility will enable the Park and Recreation Department to continue providing recreational opportunities to the community as well as increase opportunities due to greater programming capacity. The National Recreation and Park Association states that, “Increased access to places for physical activity lead to a 25% increase in people exercising 3 or more days a week.” The applicant has worked with the design to ensure that not only will the facility provide the programming the community needs but also that the design will preserve as much park space as possible to create a facility that enhances the park instead of detracts from the park. Therefore, Staff finds that the approval of the conditional use permit will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.

**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.**

The approval of the conditional use will not be injurious to the use and enjoyment of other properties in the area. The facility is strategically placed closer to the commercial uses of the area. The parking has been designed to disperse the parking throughout the site to minimize large areas of asphalt and preserve as much greenspace as possible adjacent to the residential units in the area. The swing sets that will be disturbed will be relocated so that the use of them will still be available in the park. The facility was placed in an area of the park that would not interfere with other elements of the park that are used on a daily basis such as the memorial, trails, and the pavilion.

According to a report by the *Trust for Public Land*, “More than 30 studies have shown that parks have a positive impact on nearby residential property values”. The applicant understand how important a park is to the neighbors and how it can have an impact on their property value. By enhancing the park with this facility as well as the additional trees and shrubs that will be added to the park, the proposed conditional use will have a positive impact on the property values within the neighborhood.

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

As mentioned in the agenda report, Lions Park was established in 1952 by Resolution 4410. According to a park system inventory prepared by the City Clerk and the City Engineers Office in 1961, Lions Park was tentatively planned for a swimming pool. While the proposed use will allow a significantly sized active recreation facility to be constructed in the park, a significant portion of the park will remain untouched to continue the park’s more passive recreation function. Also, the surrounding areas are completely built out and therefore the conditional use will not impede development. Rather, the presence of both active and passive recreation opportunities may increase the desirability of nearby residential areas and promote increased property investment.

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

As noted in the agenda report, the proposed conditional use is being designed to utilize the existing water and sewer mains that have already been constructed on the property. A portion of the existing 6" water will require a replacement with a new 8" inch main. As noted in the agenda report, the project site is located along four existing streets and there will be multiple entry and exit points into the facility from 29<sup>th</sup> Street South. As for stormwater, water quality measures will be provided through landscaping design and detention ponds. The detention ponds will also keep runoff rate to pre-development conditions before it is released into the City's storm drain system to the east of the site.

**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.**

As mentioned above, access has been designed to come off of 29<sup>th</sup> Street South in order to anticipate the majority of the traffic coming from 10<sup>th</sup> Ave S and to reduce the amount of traffic dispersing into the adjacent neighborhood. Parking facilities have been provided to also minimize on street parking in the neighborhood. A traffic analysis been provided and included in this agenda report. The analysis looks at the existing conditions of the area with data collected by the Street and Traffic Division of the Public Works Department. As noted in the analysis, there are some issues that will require the City to monitor traffic as well as consider construction of improvements. These include installation of nearby ADA ramps, monitoring of on-street parking activity along 29<sup>th</sup> Street South, as well as traffic count collection at various intersections along the 29<sup>th</sup> Street South corridor. These are reasonable issues for the City to address going forward, while still allowing for the conditional use to be approved and for the recreation center to be constructed and start its operation.

**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.**

All developments must meet the development standards set forth in Title 17 – Land Development Code, Exhibit 20-4. This exhibit sets standards for zoning districts including lot sizes, building heights and setbacks. The Parks and open space zoning district is the only district that does not have development standards due to the nature of the zoning district and the limited uses allowed or conditionally allow in the zoning district. Therefore, the development standards of the Public lands and institutional zoning district will be applied to this development. The conditional use requests exceeds the basic requirements of the PLI district. Also due to the nature of the project and the goal to preserve as much park space as possible, Staff has worked with the applicant to add conditions that are specifically tailored for the project.



# Great Falls Recreation Center: Conceptual Site Plan

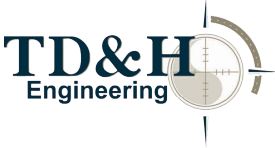


Malmstrom Air Force Base

--- Lion's Park Property Boundary

Parking:  
Required: 1/300 sq. ft. = 150  
Provided: 155 Spaces  
ADA: 6 (6 Required)  
Drop-off: 14 Spaces

- Existing Deciduous Trees (To Remain)
- Existing Coniferous Trees (To Remain)
- Proposed Deciduous Trees (Various)





## FINDINGS OF FACT/BASIS OF DECISION MONTANA SUBDIVISION AND PLATTING ACT

Lots 1-14, Block 47, Lots 1-10, Block 48, Lots 1-5, 9-10, Block 49, and Lots 1-14, Block 50, Black Eagle Falls Addition, Lot 8A, Block 49 of the Amended Plat of Lots 7 and 8, Block 49, Black Eagle Falls Addition, Lot 1, Block 2, and the Park Dedicated Lot, Second Supplement to Pappin Heights Addition, including those portions of the streets and alleys to be vacated located in SW1/4 of Section 8, Township 20 North, Range 4 East, PMM, City of Great Falls, Cascade County, MT. (PREPARED IN RESPONSE TO 76-3-608(3) MCA)

### PRIMARY REVIEW CRITERIA:

**Effect on Agriculture and Agricultural Water User Facilities:** The non-administrative plat proposes to aggregate all lots remaining in Lions Park into two lots. Lot 1A is proposed to contain most of the park including the proposed Indoor Aquatic and Recreation Center. Lot 2A is being created for the possibility of a future lease lot that would need rezoned to accommodate a potential commercial use. The proposed parcels are surrounded by City streets and avenues to the north, east, and west, as well as 10th Ave S. Due to the area being built out except for the park, the proposed aggregation will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

**Effect on Local Services:** The lots to be aggregated are a part of Lions Park, which was dedicated as a park in 1952. The park has several amenities including the memorial, tennis courts, swing sets and the pavilion. There are existing sewer mains running east and west through the park located in the platted alleys that are proposed to be vacated. There is also an existing water main that is located in the platted avenue running east and west that is also proposed to be vacated. One of the existing sewer mains will be tapped into to provide service for the proposed Indoor Aquatic and Recreation Center. A portion of the water main will be relocated to accommodate the proposed location of the building. All proposals for the alterations of the mains will be reviewed and approved through the Public Works Department.

The property proposed for this subdivision is also currently receiving law enforcement and fire protection service from the City of Great Falls, and the aggregation does not impact these current services. The design team has worked with the Fire Marshal on access to the proposed building during design development to ensure that protection services are adequate.

**Effect on the Natural Environment:** The proposed aggregation is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. The proposed development will be required to meet all DEQ and City standards regarding stormwater management.

**Effect on Wildlife and Wildlife Habitat:** The proposed aggregation is surrounded by existing development, with commercial buildings to the east, west and southeast, an elementary school to the northwest and residential homes to the west, east and north. This is not in an area of significant wildlife habitat beyond occasional migrating fowl. A significant portion of the existing park property will remain unchanged, even after subdivision and development of the proposed recreation center.

**Effect on Public Health and Safety:** Based on available information, the subdivision does not create any abnormal natural hazards nor potential man-made hazards. The aggregation itself will not have a negative effect on Public Health and Safety. As noted above, the parcels being created include the existing park and the proposed indoor aquatic and recreation center. Both of these facilities have or will have a positive public health impact.

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

The 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.

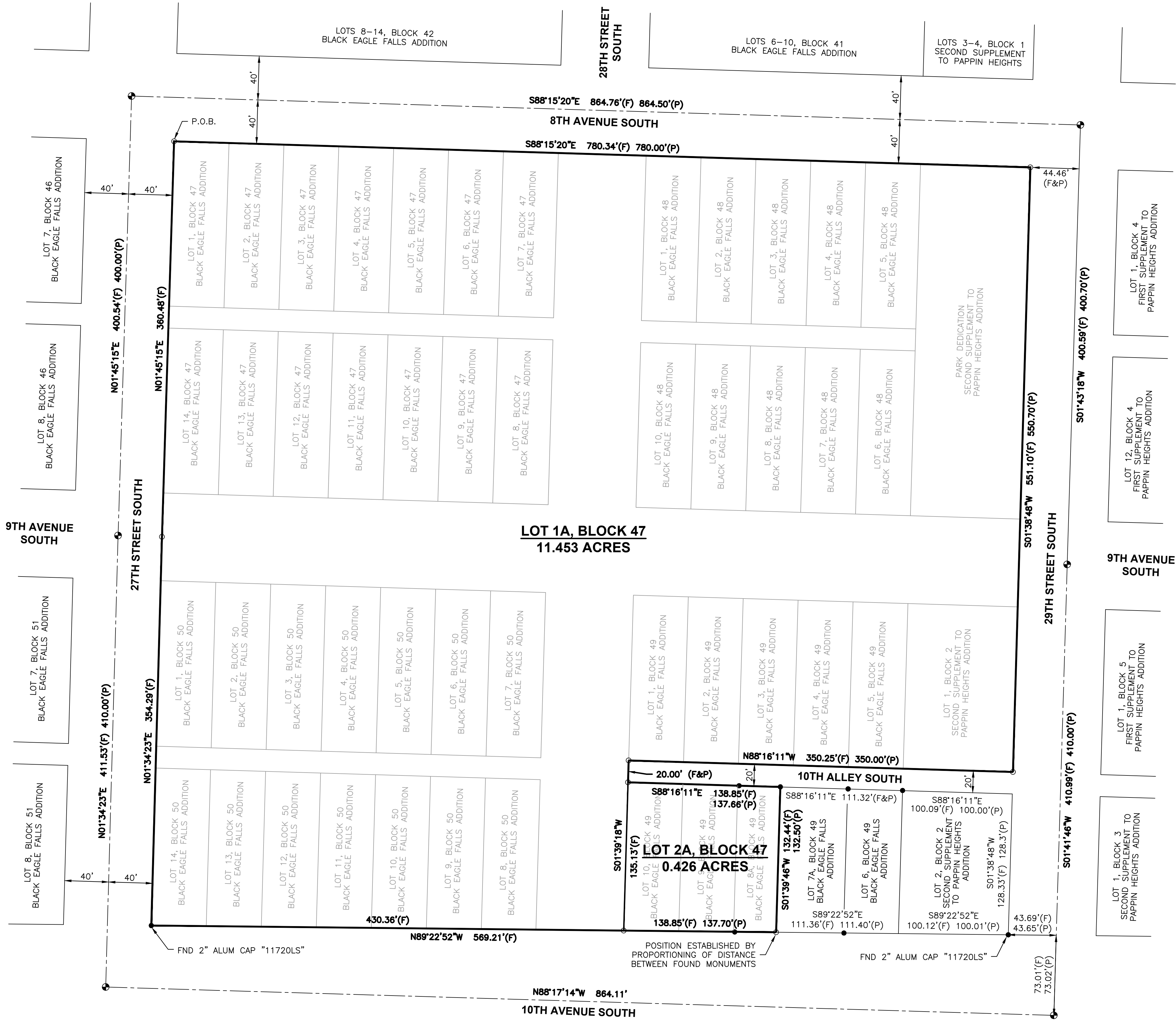
#### **EASEMENT FOR UTILITIES**

The proposed plat will be reviewed by City Utilities Staff to determine any necessary utility easements needed to accommodate the existing water and sewer mains that run through the property.

#### **LEGAL AND PHYSICAL ACCESS**

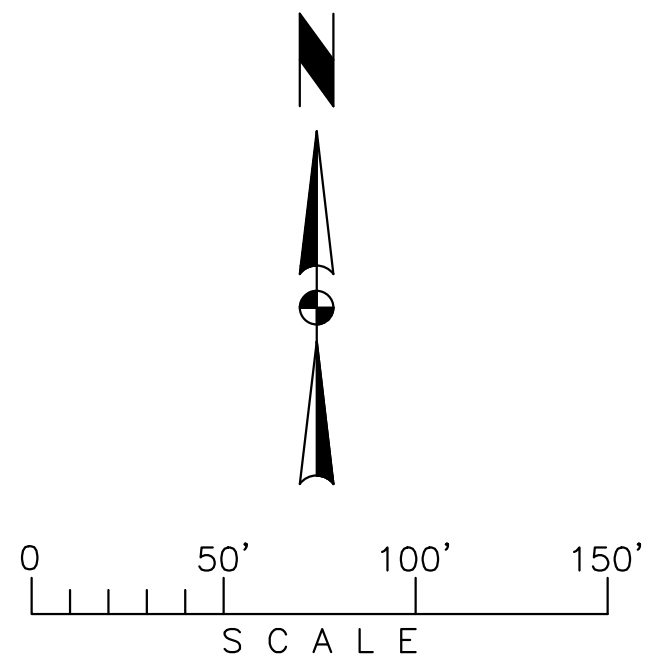
Legal and physical access to the subject property is available on all four sides. The two parcels proposed for aggregation will both have frontage on public streets and can be accessed via a public alley that currently provides services to commercial businesses located at the intersection of 29<sup>th</sup> Street South and 10<sup>th</sup> Avenue South.

AN AMENDED PLAT OF  
LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION,  
LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION,  
LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION,  
INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????????  
LOCATED IN SW1/4 OF SECTION 8, T20N, R4E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA



LEGEND

- FND PROPERTY PIN
  - FND BPC "SIDOR 39515"
  - UNLESS NOTED OTHERWISE
- ⊙ FND CENTERLINE MONUMENT
  - BRASS CAP IN MON BOX
- SET PROPERTY PIN
  - 18"x5/8" REBAR/YPC 15625LS
- SUBDIVISION BOUNDARY
- LOT LINE
- LOT LINE BEING DELETED THIS PLAT
- - - EXISTING EASEMENT CREATED BY VACATED STREETS AND/OR ALLEYS
- - - NEW EASEMENT THIS PLAT
- (F) FOUND/FIELD MEASUREMENT
- (P) PLAT RECORD DISTANCE
- P.O.B. POINT OF BEGINNING
- LOT 1 LOT BEING AGGREGATED THIS PLAT



THE FOLLOWING STREETS AND ALLEYS WERE VACATED BY THE NOTED ORDINANCE AND/OR RESOLUTION, WITH THE RESERVATION THAT THE STREET OR ALLEY BECOME AN EASEMENT TO THE CITY OF GREAT FALLS, FOR MUNICIPAL FACILITIES AND RIGHT OF ACCESS, ALONG WITH THE RIGHT TO GRANT USE AND ACCESS TO ANY PUBLIC SERVICE COMPANY:

ORDINANCE NO. XXXXXXXX  
- 9TH AVENUE SOUTH, FROM THE EAST LINE OF 27TH STREET SOUTH TO THE WEST LINE OF 29TH STREET SOUTH.

RESOLUTION NO. XXXXXXXX  
- 9TH AVENUE SOUTH, FROM THE EAST LINE OF 27TH STREET SOUTH TO THE WEST LINE OF 29TH STREET SOUTH.

- EASEMENT NOTES:
1. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS AMENDED PLAT.
  2. ONLY EXISTING EASEMENTS SHOWN ON THIS PLAT ARE THE VACATED STREET AND/OR ALLEY LOCATIONS. CURRENT EASEMENT RIGHTS MAY DEPEND UPON EXISTING UTILITIES IN PLACE AND UTILITY OWNERSHIP.
  3. WITH THE FILING OF THIS AMENDED PLAT, SEVERAL NEW EASEMENTS TO THE CITY OF GREAT FALLS WILL BE CREATED AND ACCEPTED.
  4. WITH THE FILING OF THIS AMENDED PLAT, THE CITY OF GREAT FALLS IS APPROVING AND GIVING UP EASEMENT RIGHTS TO THE FOLLOWING VACATED STREETS LOCATIONS:
    - a. XXXXXXXX, BETWEEN XXXXXXXX AND XXXXXXXX
    - b. XXXXXXXX, BETWEEN XXXXXXXX AND XXXXXXXX

LANDOWNER: CITY OF GREAT FALLS

BASIS OF BEARING:  
GRID NORTH, MONTANA STATE PLANE COORDINATE SYSTEM

- PURPOSE OF SURVEY:
1. TO AGGREGATE 48 LOTS WITHIN THE BLACK EAGLE FALLS ADDITION, THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, AND THE SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS, INTO 2 NEW AMENDED LOTS.
  2. TO CREATE NEW CITY OF GREAT FALLS UTILITY EASEMENTS

AN AMENDED PLAT OF  
LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION,  
LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION,  
LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION,  
INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????????  
LOCATED IN SW1/4 OF SECTION 8, T20N, R4E, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

CERTIFICATE OF EXCLUSION

I, the undersigned property owner, do hereby certify that this accompanying plat is excluded from subdivision review, pursuant to ARM 17.36.605(3), stating "Aggregations of parcels are not subdivisions subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, Part 1, MCA".

CERTIFICATE OF EXEMPTION

I, the undersigned property owner, do hereby certify that this accompanying plat is exempt from subdivision review, pursuant to Section 76-3-207(1)(f) M.C.A., stating the following aggregations of tracts are not subdivisions; "aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas".

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Paul Skubinna, Public Works Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying plat of the AN AMENDED PLAT OF LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION, LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????, and the survey it represents, find that same conforms to regulations governing the plating of lands and presently platted adjacent land, as near as circumstances will permit, do hereby approve the same.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

PAUL SKUBINNA, Public Works Director  
City of Great Falls, Montana

CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyon, City Manager of the City of Great Falls, Montana, do hereby certify that the accompanying plat of the AN AMENDED PLAT OF LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION, LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????, was duly examined and approved by the City Commission of the City of Great Falls, Montana, at its regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

GREGORY T. DOYON, City Manager  
City of Great Falls, Montana

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, Peter Fontana, President of the Great Falls Planning Board, City of Great Falls, Montana, and Craig Raymond, Secretary of said Great Falls Planning Board, do hereby certify that the accompanying plat of AN AMENDED PLAT OF LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION, LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????, has been submitted to the said Great Falls Planning Board, for examination by them and was approved at its regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Peter Fontana, President  
Great Falls Planning Board

Craig Raymond, Secretary  
Great Falls Planning Board

LANDOWNER: CITY OF GREAT FALLS

BASIS OF BEARING:  
GRID NORTH, MONTANA STATE PLANE COORDINATE SYSTEM

PURPOSE OF SURVEY:  
1. TO AGGREGATE 48 LOTS WITHIN THE BLACK EAGLE FALLS ADDITION, THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, AND THE SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS, INTO 2 NEW AMENDED LOTS.  
2. TO CREATE NEW CITY OF GREAT FALLS UTILITY EASEMENTS

- EASEMENT NOTES:
- EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS AMENDED PLAT.
  - ONLY EXISTING EASEMENTS SHOWN ON THIS PLAT ARE THE VACATED STREET AND/OR ALLEY LOCATIONS. CURRENT EASEMENT RIGHTS MAY DEPEND UPON EXISTING UTILITIES IN PLACE AND UTILITY OWNERSHIP.
  - WITH THE FILING OF THIS AMENDED PLAT, SEVERAL NEW EASEMENTS TO THE CITY OF GREAT FALLS WILL BE CREATED AND ACCEPTED.
  - WITH THE FILING OF THIS AMENDED PLAT, THE CITY OF GREAT FALLS IS APPROVING AND GIVING UP EASEMENT RIGHTS TO THE FOLLOWING VACATED STREETS LOCATIONS:
    - XXXXXXX, BETWEEN XXXXXXX AND XXXXXX
    - XXXXXXX, BETWEEN XXXXXXX AND XXXXXX

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Professional Land Surveyor, Montana Registration No. 15625LS, do hereby certify that I supervised this Plat of the AN AMENDED PLAT OF LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION, LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????, and platted same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and Cascade County.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 2021

Daniel R. Kenczka, Montana Reg. No. 15625LS



CERTIFICATE OF COUNTY TREASURER

I, Diane C. Heikkila, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying plat of the AN AMENDED PLAT OF LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION, LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ??????????????, and find that the current taxes are not delinquent.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 2021

County Treasurer, Cascade County, Montana

CERTIFICATE OF CONSENT

I(we), the undersigned property owner(s), do hereby certify that I(we) have caused to surveyed and platted into lots, blocks, and easements, the following described tract of land in the City of Great Falls, Cascade County, Montana, to-wit:

A tract of land being Lots 1-14, Block 47, Lots 1-10, Block 48, Lots 1-5, 9-10, Block 49, and Lots 1-14, Block 50, Black Eagle Falls Addition, Lot 8A, Block 49, of the Amended Plat of Lots 7 and 8, Block 49, Black Eagle Falls Addition, and Lot 1, Block 2, and the dedicated Park Lot, Second Supplement to Pappin Heights Addition, including those portions of the streets and alleys vacated by Ordinance/Resolution No. ?????????????, located in the SW1/4 of Section 8, Township 20 North, Range 4 East, P.M.M., City of Great Falls, Cascade County, Montana, and being more particularly described as follows:

Beginning at the intersection of the Southerly right-of-way line of 8th Avenue South and the Easterly right-of-way line of 27th Street South; thence South 88°15'20" East along said Southerly right-of-way line, a distance of 780.34 feet to the intersection of the Westerly right-of-way line of 29th Street South; thence South 01°38'48" West along said Westerly right-of-way line, a distance of 551.10 feet to the intersection of the Northerly right-of-way line of 10th Alley South; thence North 88°16'11" West along said Northerly right-of-way line, a distance of 350.25 feet to the Easterly right-of-way line of 28th Street South, thence South 01°39'18" West along said Easterly right-of-way line, a distance of 20.00 feet to the Southerly right-of-way line of said 10th Alley South; thence South 88°16'11" East along said Southerly right-of-way line, a distance of 138.85 feet to the Northeast corner of Lot 8A, Block 49, of the Amended Plat of Lots 7 and 8, Block 49, Black Eagle Falls Addition; thence South 01°39'46" West along the Easterly boundary line of said Lot 8A, a distance of 132.44 feet to the Southeast corner of said Lot 8A and being a point on the Northerly right-of-way line of 10th Avenue South; thence North 89°22'52" West along said Northerly right-of-way line, a distance of 569.21 feet to the intersection of the Easterly right-of-way line of 27th Street South; thence North 01°34'23" East along said Easterly right-of-way line, a distance of 354.29 feet; thence North 01°45'15" East along said Easterly right-of-way line, a distance of 360.48 feet to the Point of Beginning and containing 11.879 acres, along with and subject to any existing easements.

The above described tract of land is to be known and designated as AN AMENDED PLAT OF LOTS 1-14, BLOCK 47, LOTS 1-10, BLOCK 48, LOTS 1-5, 9-10, BLOCK 49, AND LOTS 1-14, BLOCK 50, BLACK EAGLE FALLS ADDITION, LOT 8A, BLOCK 49, OF THE AMENDED PLAT OF LOTS 7 AND 8, BLOCK 49, BLACK EAGLE FALLS ADDITION, LOT 1, BLOCK 2, AND THE PARK DEDICATED LOT, SECOND SUPPLEMENT TO PAPPIN HEIGHTS ADDITION, INCLUDING THOSE PORTIONS OF THE STREETS AND ALLEYS VACATED BY ORDINANCE/RESOLUTION NO. ?????????????, to the City of Great Falls, Cascade County, Montana, and the public easements shown on said plat are hereby granted and donated to the use of the public forever.

Acceptance of shown new City of Great Falls easements:

A perpetual easement benefiting the City of Great Falls for the construction, maintenance, enlarging, reducing, replacing, or removal of underground utilities including above ground fire hydrants, valve boxes, and lids for accessing underground utilities, together with all necessary appurtenances thereto, in, under, through and across the real property shown on this plat together with right to excavate and refill ditches and/or trenches throughout the location of said general utilities. The City of Great Falls or its designee agrees that in the event of any excavation within said easement for purpose of maintenance or repair, the area shall be backfilled and/or restore the surface to its then existing condition. For the protection of said easement, the property owner shall not make or construct any buildings, retaining walls, trees, shrubs, bushes, or other structures that would impair the maintenance or operation of the utilities placed therein. Asphalt and Portland cement concrete paving, grass, traffic signs, mail boxes, fences, irrigation sprinkler systems are permissible improvements within the land covered by this easement. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the City of Great Falls, Montana its successors and assigns.

To the fullest extent permitted by law, the property owner shall indemnify, defend, and save City, its agents, representatives, employees, and officers harmless from and against any and all claims, actions, costs, fees, losses, liabilities or damages of whatever kind or nature arising from or related to property owner's use of the real property described herein, except for the City's actions under this grant of easement.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 2021

CITY OF GREAT FALLS

Printed Name \_\_\_\_\_

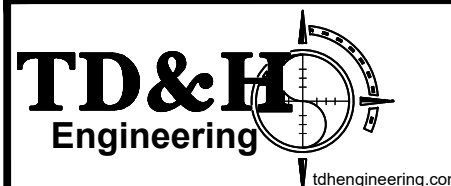
Title \_\_\_\_\_

State of Montana )  
; ss  
County of Cascade)

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, \_\_\_\_\_, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

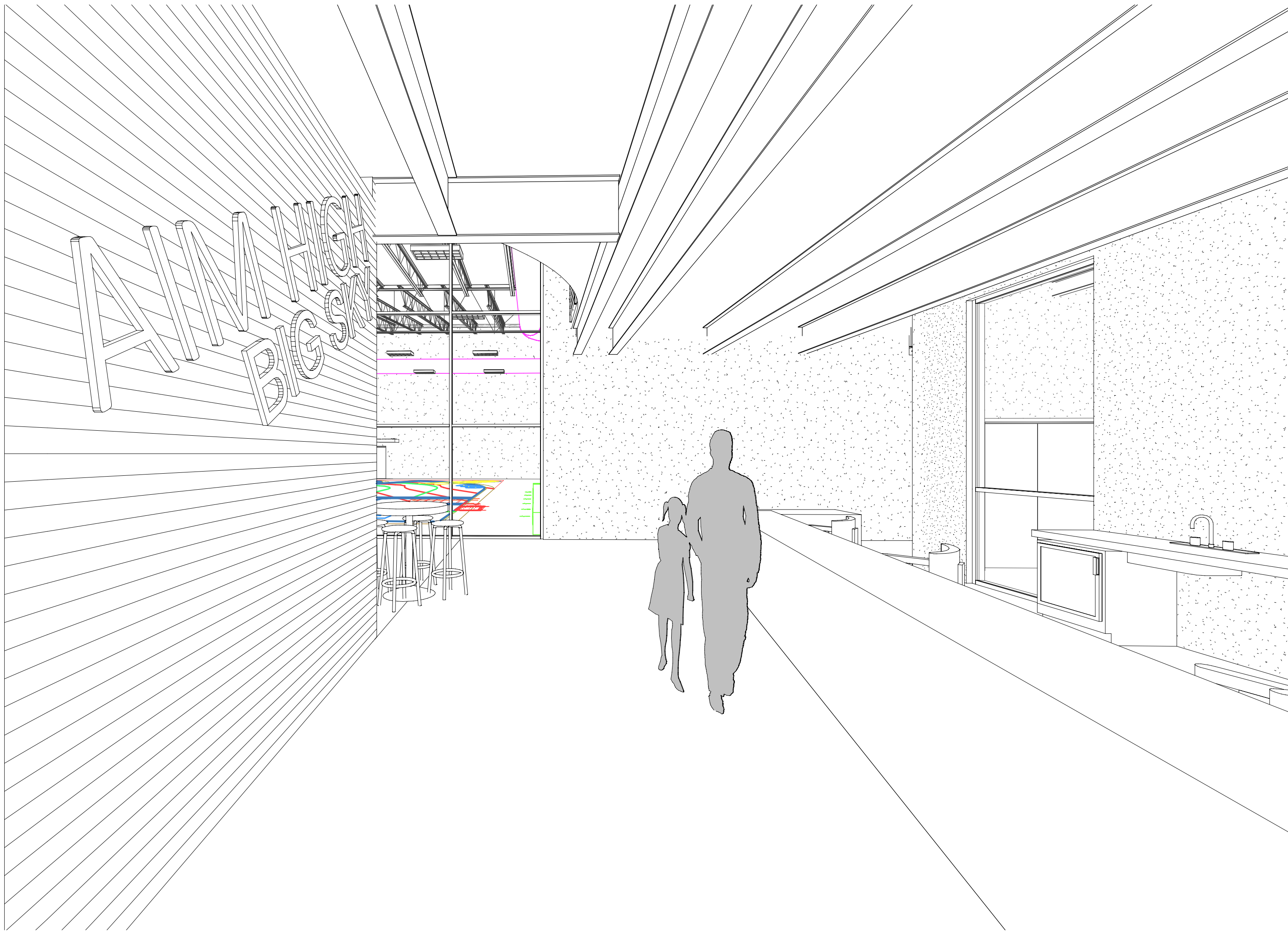
\_\_\_\_\_  
Notary Public for the State of Montana  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

(Notarial Seal)

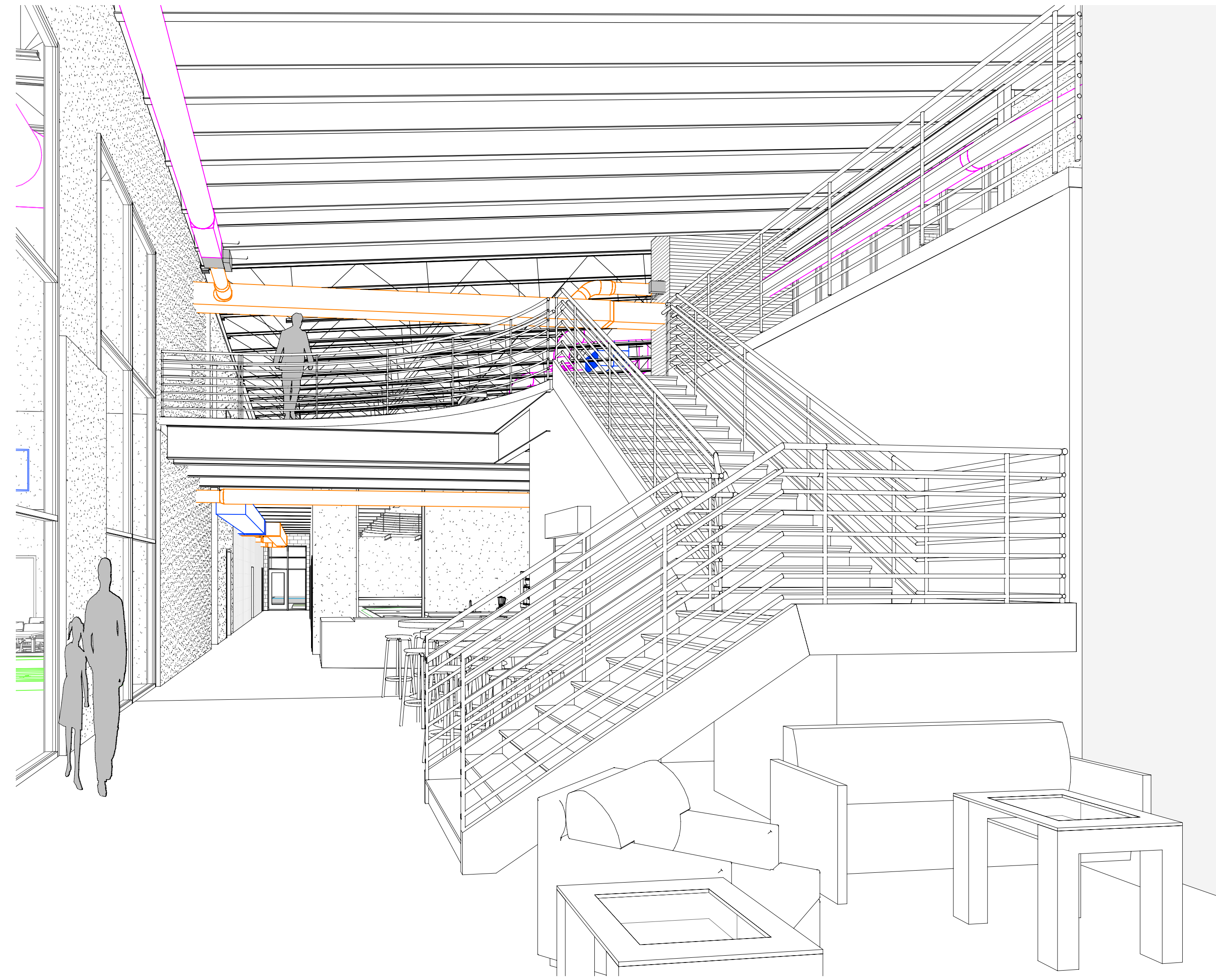


DRAWN BY: DRK	DATE: 3-4-21	QUALITY CHECK: X
SURVEYED BY: Kfv	JOB NO. 20-091	FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON WATFORD CITY		
MONTANA WASHINGTON IDAHO NORTH DAKOTA		





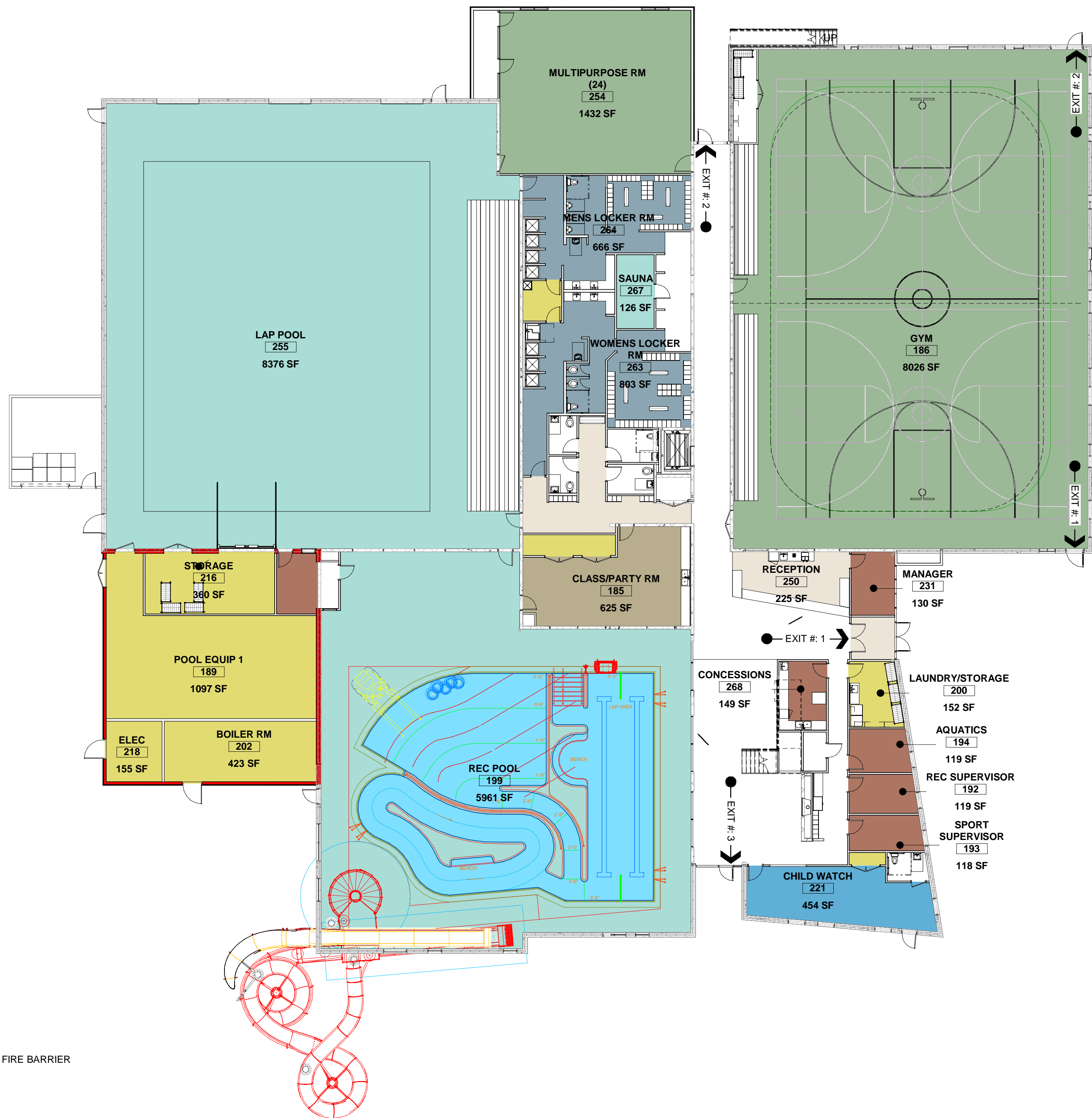
1 ENTRY DOOR VIEW



3 VIEW FROM SOUTH END OF CORRIDOR

Room & Occupancy Schedule					
Room Name	Room Number	Area	Level	Occupant Load Factor	Occupancy
STORAGE	236	Not Placed	Not Placed	300	
STORAGE	269	Not Placed	Not Placed		
STORAGE	272	Not Placed	Not Placed		
Room	273	Not Placed	Not Placed		
TRACK	274	Not Placed	Not Placed		
RECEPTION	276	Not Placed	Not Placed		
Not Placed: 6		0 SF			0
CLASS/PARTY RM	185	625 SF	LEVEL 1	20	32
GYM	186	8026 SF	LEVEL 1	50	161
POOL EQUIP 1	189	1097 SF	LEVEL 1	300	4
REC SUPERVISOR	192	119 SF	LEVEL 1	150	1
SPORT SUPERVISOR	193	118 SF	LEVEL 1	150	1
AQUATICS	194	119 SF	LEVEL 1	150	1
REC POOL	199	5961 SF	LEVEL 1	0	
LAUNDRY/STORAGE	200	152 SF	LEVEL 1	150	2
BOILER RM	202	423 SF	LEVEL 1	300	2
STORAGE	216	360 SF	LEVEL 1	300	2
ELEC	218	155 SF	LEVEL 1	300	
CHILD WATCH	221	454 SF	LEVEL 1	35	13
MANAGER	231	130 SF	LEVEL 1	150	1
STORAGE	237	20 SF	LEVEL 1	300	1
GUARD OFFICE	238	110 SF	LEVEL 1	150	1
STORAGE	239	88 SF	LEVEL 1	300	1
RECEPTION	250	225 SF	LEVEL 1	0	
MULTIPURPOSE RM (24)	254	1432 SF	LEVEL 1	50	29
LAP POOL	255	8376 SF	LEVEL 1	0	
VEST	256	87 SF	LEVEL 1	0	
RR	257	52 SF	LEVEL 1	0	
WOMENS LOCKER RM	263	803 SF	LEVEL 1	50	17
MENS LOCKER RM	264	666 SF	LEVEL 1	50	14
JAN	265	72 SF	LEVEL 1	300	1
CIRC	266	362 SF	LEVEL 1	0	
SAUNA	267	126 SF	LEVEL 1	50	3
CONCESSIONS	268	149 SF	LEVEL 1		
STORAGE	270	100 SF	LEVEL 1		
STORAGE	271	41 SF	LEVEL 1		
STORAGE SHED	275	366 SF	LEVEL 1		
LEVEL 1: 30		30816 SF			288
FITNESS AREA	171	7590 SF	LEVEL 2	50	152
MECHANICAL	227	1684 SF	LEVEL 2	300	6
STOR	246	55 SF	LEVEL 2	300	1
RR	252	48 SF	LEVEL 2	0	
RR	253	50 SF	LEVEL 2	0	
MAINT	277	34 SF	LEVEL 2		
LEVEL 2: 6		9460 SF			159
Grand total: 42		40275 SF			447

Area Schedule (Gross Building)		
Level	Area	Comments
LEVEL 1	35213 SF	
LEVEL 2	10068 SF	
Grand total: 2	45280 SF	



1 HR FIRE BARRIER

5 CODE LEGEND  
3/8" = 1'-0"

# Indoor Aquatic and Recreation Facility Great Falls, Montana

ORIENTATION PLANS - LEVEL 1

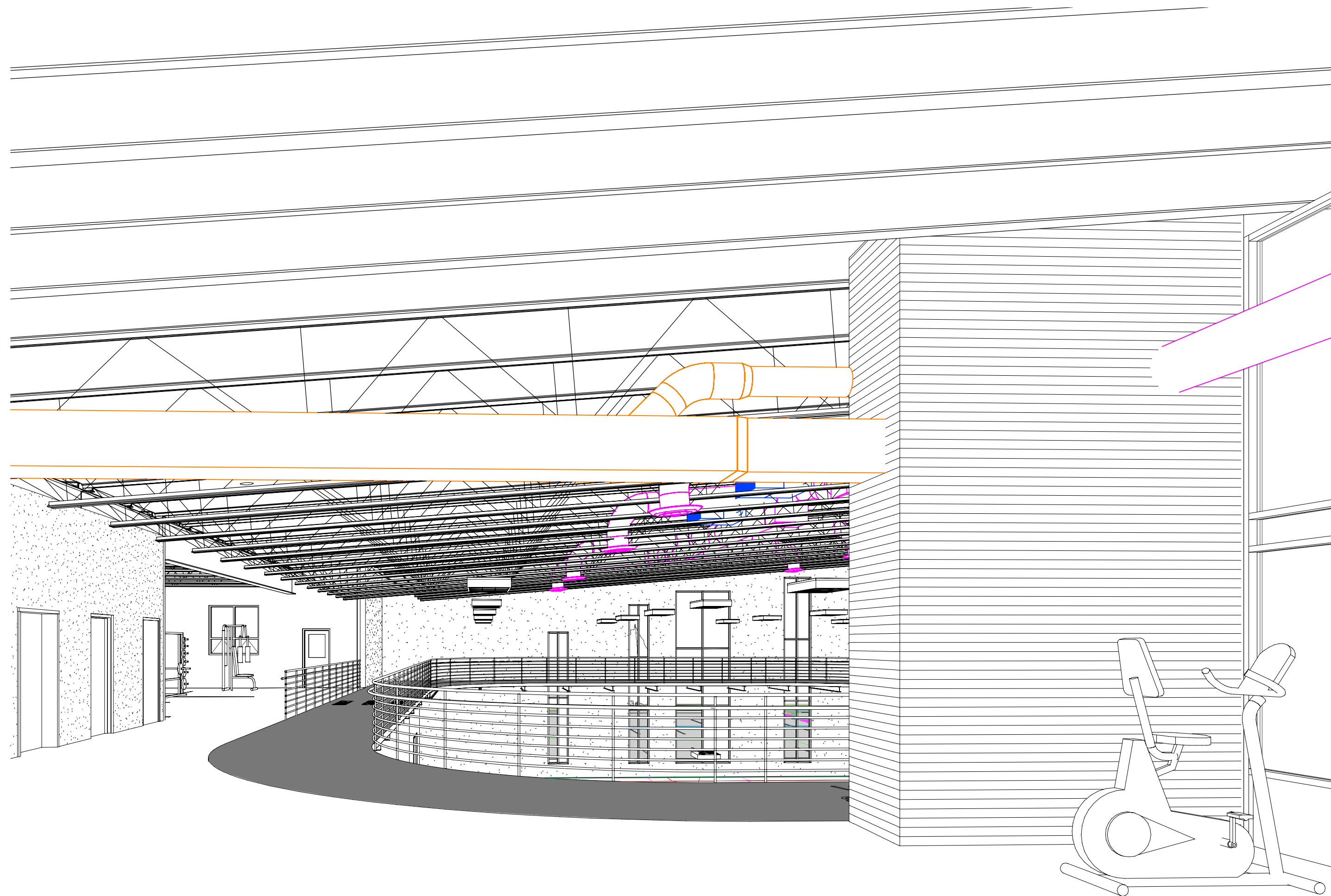
Revision Schedule		
No.	Revision	Date

Submittal		
No.	Submittal	Date

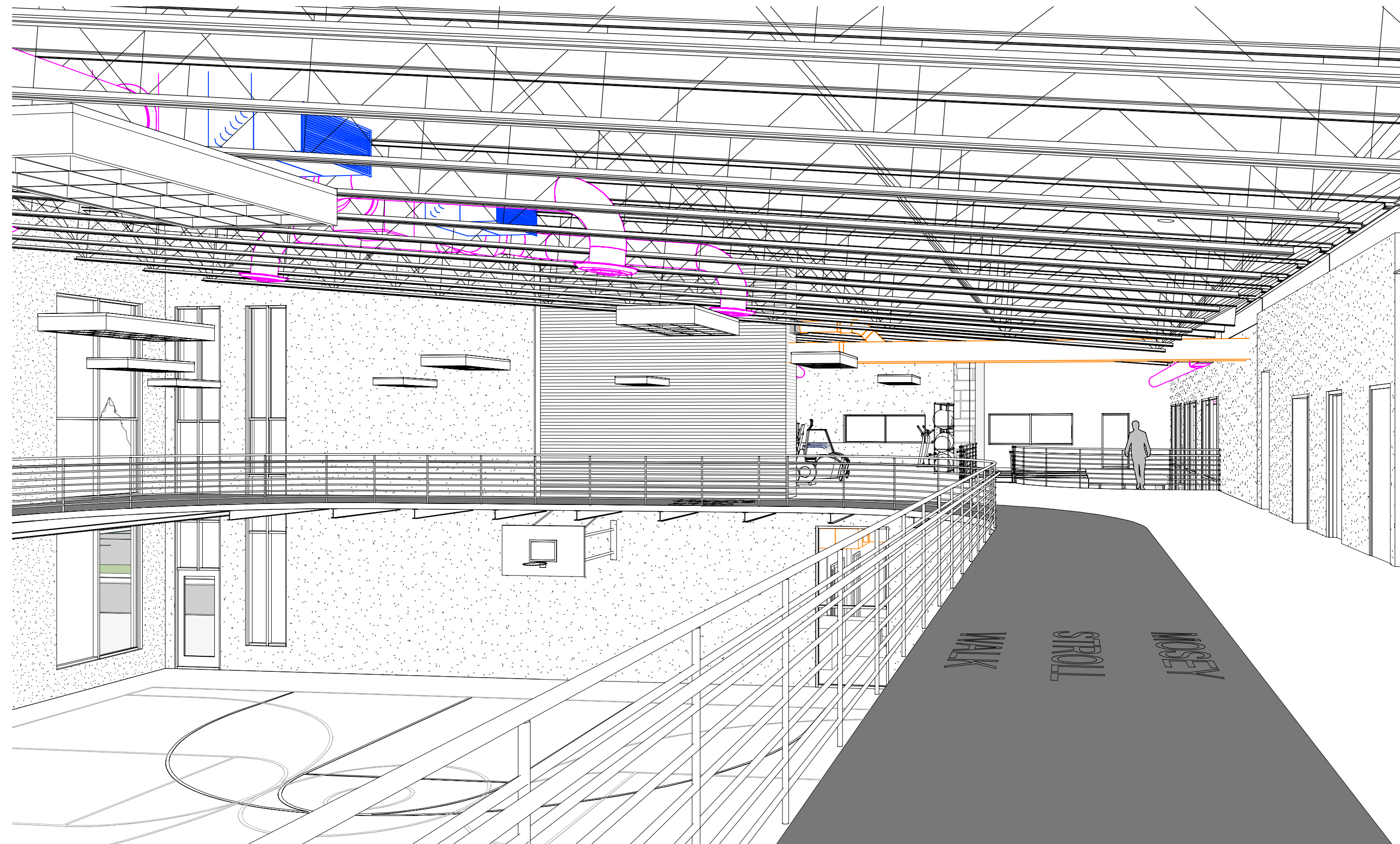
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED SPECIFICALLY FOR THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DESIGN BY:	DMG
CHECKED BY:	Checker
DATE:	03/19/21
PROJECT NUMBER:	20-019
SHEET NUMBER:	A0.1





2 VIEW AT TOP OF STAIRS



3 VIEW FROM TRACK

Room & Occupancy Schedule					
Room Name	Room Number	Area	Level	Occupant Load Factor	Occupancy
STORAGE	236	Not Placed	Not Placed	300	
STORAGE	269	Not Placed	Not Placed		
STORAGE	272	Not Placed	Not Placed		
Room	273	Not Placed	Not Placed		
TRACK	274	Not Placed	Not Placed		
RECEPTION	276	Not Placed	Not Placed		
Not Placed: 6		0 SF			0
CLASS/PARTY RM	185	625 SF	LEVEL 1	20	32
GYM	186	8026 SF	LEVEL 1	50	161
POOL EQUIP 1	189	1097 SF	LEVEL 1	300	4
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SPORT SUPERVISOR	193	118 SF	LEVEL 1	150	1
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LAP POOL	255	8376 SF	LEVEL 1	0	
VEST	256	87 SF	LEVEL 1	0	
RR	257	52 SF	LEVEL 1	0	
WOMENS LOCKER RM	263	803 SF	LEVEL 1	50	17
MENS LOCKER RM	264	666 SF	LEVEL 1	50	14
JAN	265	72 SF	LEVEL 1	300	1
CIRC	266	362 SF	LEVEL 1	0	
SAUNA	267	126 SF	LEVEL 1	50	
CONCESSIONS	268	149 SF	LEVEL 1		
STORAGE	270	100 SF	LEVEL 1		
STORAGE	271	41 SF	LEVEL 1		
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LEVEL 1: 30		30815 SF			288
FITNESS AREA	171	7590 SF	LEVEL 2	50	152
MECHANICAL	227	1684 SF	LEVEL 2	300	6
STOR	246	55 SF	LEVEL 2	300	1
RR	252	48 SF	LEVEL 2	0	
RR	253	50 SF	LEVEL 2	0	
MAINT	277	34 SF	LEVEL 2		
LEVEL 2: 6		9460 SF			159
Grand total: 42		40275 SF			447

Area Schedule (Gross Building)		
Level	Area	Comments
LEVEL 1	35213 SF	
LEVEL 2	10068 SF	
Grand total: 2	45280 SF	



1 CODE PLAN - LEVEL 2  
1/16" = 1'-0"











## Traffic Analysis - Community Recreation/Aquatics Center

**Background/Project Description/Location:** A 44,348 square foot Community Recreation Center has been proposed by the City of Great Falls Park & Recreation Department along the east side of Lions Park, adjacent to 29<sup>th</sup> Street South between 8<sup>th</sup> Avenue South and 10<sup>th</sup> Avenue South. A Conditional Use is required to construct this facility at this location.

**Existing Facilities:** Lions Park is a regional park occupying four square blocks with the exception of two lots on the southeast corner. Lions Park is a typical developed urban park, with trees and landscaping, open space, play equipment, a memorial, a vintage airplane display, a picnic pavilion, restrooms, two tennis courts, parking lots and trails.

**Streets:** The street network surrounding Lions Park is fully built to urban standards, including pavement, curb/gutter, sidewalk and traffic control. On three sides (north, east and west) the streets are Local roadways that carry low volumes of traffic. On the south, 10<sup>th</sup> Avenue South is a Principal Arterial, carrying high volumes of traffic through the community and designated as part of the National Highway System.

One short alley segment (10<sup>th</sup> Alley South) exists behind the two private (commercial) uses in the southeast corner.

**Parking:** On-street parking is available adjacent to the Park on three sides: a two-block stretch along 8<sup>th</sup> Avenue South, a two-block stretch along 27<sup>th</sup> Street South, and a 1½ block stretch along 29<sup>th</sup> Street South. No parking is allowed on the south side of Lions Park along 10<sup>th</sup> Avenue South.

A small parking lot exists next to the tennis courts along 27<sup>th</sup> Street South, and a larger lot serving the Park exists on the east, accessed from 29<sup>th</sup> Street South near the T-intersection with 9<sup>th</sup> Avenue South.

**Sidewalks and Trails:** Typical 5-foot sidewalks surround Lions Park and extend into the surrounding neighborhoods.

Accessible ramps are lacking on most corners, except for 10<sup>th</sup> Avenue South. Striped and signed pedestrian crossings exist at the northwest corner of the Park at the intersection of 27<sup>th</sup> Street South and 8<sup>th</sup> Avenue South to facilitate safe movements to Lincoln Elementary School at that location, which is approximately two blocks away from the proposed site of the Center.

The Public Works Department recently performed a speed study and traffic analysis of conditions at the intersection of 29<sup>th</sup> Street South and 8<sup>th</sup> Avenue South. The recommendations from the study included installing speed limit signs, but no other needs were identified. A summary of the study is attached.

A trail winds through the Park, connecting to the picnic pavilion from the west, the north, and the parking lot on the east.

**Existing Traffic Volumes:** Average Daily Traffic counts have been collected on area streets as shown in Table 1.

**TABLE 1**

STREET SEGMENT	DAILY VOLUME (DATE)	PM PEAK HOUR VOLUME
8 <sup>th</sup> Ave S (between 27 <sup>th</sup> & 28 <sup>th</sup> Sts)	966 (2021)	120 (2021)
29 <sup>th</sup> St S (between 8 <sup>th</sup> & 9 <sup>th</sup> Aves S)	782 (2021)	90 (2021)
10 <sup>th</sup> Ave S (between 27 <sup>th</sup> & 29 <sup>th</sup> Streets S)	30,509 (2019)	n/a

**Proposed site access:**

1. Driveways: Three approaches to the Center's parking lots are proposed – two on 29<sup>th</sup> Street South and one access via an improved and slightly widened 10<sup>th</sup> Alley South that also connects to 29<sup>th</sup> Street South.
2. 10<sup>th</sup> Alley South: The alley would be improved and widened and would continue to provide access to the two commercial lots to the south.
3. Pedestrian access would be from existing sidewalks and an existing trail through Lions Park from the west and north.

**Daily Trip Generation:**

Two different methods were utilized to estimate vehicular trips generated by the proposed Center, and the highest was used to estimate the maximum estimated potential impact upon the street network. The likely scenario is that the actual trips would be somewhere in between the two, or even less assuming the pedestrian connections to the neighborhood would attract non-vehicular trips. However, using the highest figures will ensure that the impact of higher-traffic special events is reviewed.

**Consultant-generated estimates:** The project consultant, PROS Consulting, estimated daily visitation to be between 300 and 500 visits. Converting this to trips, and assuming a highest-impact scenario of each visit being via a single-occupancy vehicle, this amounts to a high-side estimate of 1,000 daily trip ends (coming and going). Assuming adding an additional 1% of the trips covers such additional trips made by employees and deliveries, the total daily trips can be estimated as 1,100 daily trips generated by the site using this method.

This compares closely to the trip calculation that can be estimated using industry case studies, calculated below.

**Trip Generation Manual estimates:** The *Trip Generation Manual* 9<sup>th</sup> Edition, Institute of Traffic Engineers (ITE), defines a "Recreational Community Center" as:

“Recreational community centers are stand-alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed, but a fee may be charged.”

Using an average trip generation from the ITE Manual, based upon actual studies, the following is the methodology for providing an estimate for trips generated by the site.

Average Vehicle Trip Ends on a Weekday (Daily Trip Generation), per 1000 Sq. Ft. Gross Floor Area:

$$44.348 (1000 \text{ sf}) \times 33.82 (\text{average daily trip ends}) = \underline{1,500 \text{ average daily trip ends}}$$

#### **Peak Hour Traffic:**

**Consultant-generated estimates:** The project consultant, PROS Consulting, estimated peak hour visitation to be variable, but that evening traffic (3 PM – 8 PM) would account for 50% of the daily trips. From this guidance, an average hourly trips over this 5-hour period would be:

$$550 \text{ trips}/5 = \underline{110 \text{ average PM peak hour trip ends (evening)}}$$

**Trip Generation Manual estimates:** The ITE *Trip Generation Manual* 9<sup>th</sup> Edition, provides the following calculation methodology:

Average Vehicle Trip Ends on a Weekday PM Peak Hour of Adjacent Street Traffic, per 1000 Sq. Feet Gross Floor Area:

$$44.348 (1000 \text{ sf}) \times 2.74 (\text{average PM peak hour} - 4 \text{ to } 6 \text{ PM} - \text{of adjacent street traffic trip ends}) = \underline{122 \text{ average PM peak hour trip ends (evening)}}$$

**Trip Distribution:** All of the vehicular trips generated by the site would use the various driveways onto 29<sup>th</sup> Street South, or would park on-street and use the various sidewalks and trails to reach the Center. Additional pedestrian and bicycle usages is expected, but no estimations of numbers are available.

Traffic coming to and leaving the site would likely be dispersed – some using 9<sup>th</sup> Avenue South to access 32<sup>nd</sup> Street South – a Collector street with a signal to allow safe access to 10<sup>th</sup> Avenue South. Other drivers would use the local street network to the north – 8<sup>th</sup> Avenue North going east or west, and 29<sup>th</sup> Street South further north. It is likely the majority of trips would use the intersection of 29<sup>th</sup> and 10<sup>th</sup> Avenue South, as that is the most direct connection to a Major Arterial that would serve as the most efficient access to the site from throughout the community.

For the purpose of estimating increase in traffic among the various roadway segments, the following percentages have been used, with growth numbers shown:

1. 29<sup>th</sup> Street South, north of 9<sup>th</sup> Avenue South: 25% of trips = 375 daily trips (31 PM peak)
2. 29<sup>th</sup> Street South, south of 9<sup>th</sup> Avenue South: 40% of trips = 600 daily trips (49 PM peak)
3. 9<sup>th</sup> Avenue South, east of 29<sup>th</sup> Street South: 30% of trips = 450 daily trips (38 PM peak)

To estimate the number of new trips beyond the intersection of 29<sup>th</sup> Street South and 8<sup>th</sup> Avenue South, the estimated number of new trips on 29<sup>th</sup> Street South north of 9<sup>th</sup> Avenue South is further divided into the following:

4. 8<sup>th</sup> Avenue South, east of 29<sup>th</sup> Street South: 40% = 150 daily trips (13 PM peak)
5. 8<sup>th</sup> Avenue South, west of 29<sup>th</sup> Street South: 50% = 188 daily trips (16 PM peak)
6. 29<sup>th</sup> Street South, north of 29<sup>th</sup> Street South: 10% = 38 daily trips (3 PM peak)

Actual trip dispersion is difficult to predict, and it would likely take some time for patrons to fall into a consistent pattern as drivers become accustomed to settling into preferred routes to find their way to and from the center. To ensure the site would have the least negative impact upon the neighborhood, the City of Great Falls Public Works Department has offered to collect traffic volumes after development - if the CUP is approved - to see if any concerning trends surface that may require additional traffic control.

**Projected Growth:** Using the projected trips and trip distribution percentages, the potential change in traffic is shown in Table 2 below. Note that all numbers are vehicle trips per day or vehicle trips per hour.

**TABLE 2**

STREET SEGMENT	DAILY VOLUME (DATE)	PROJECTED GROWTH	PROJECTED DAILY VOLUME	PEAK HOUR VOLUME	PROJECTED GROWTH	PROJECTED PEAK HR VOLUME
8 <sup>th</sup> Ave S (between 27 <sup>th</sup> & 28 <sup>th</sup> Streets S)	966 (2021)	188	1,154	120	16	136
29 <sup>th</sup> St S (between 8 <sup>th</sup> & 9 <sup>th</sup> Aves S)	782 (2021)	375	1,157	143	27	170
10 <sup>th</sup> Ave S (between 27 <sup>th</sup> & 29 <sup>th</sup> Streets S)	30,509 (2019)	600*	31,109*	n/a	n/a	n/a
9 <sup>th</sup> Ave S (east of 29 <sup>th</sup> St S)	n/a	450	n/a	N/A	38	n/a

*\*assumes maximum potential growth (if all new southbound vehicles turned or came from west)*



Based upon the projected increases, 29<sup>th</sup> Street South and 8<sup>th</sup> Avenue South around Lions Park could carry around 1,500 vehicles per day with 8<sup>th</sup> Avenue South traffic possibly increasing by around 20%. However, this increase is expected to be only 16 additional vehicles at peak hour. Traffic on 29<sup>th</sup> Street South, just south of 8<sup>th</sup> Avenue North, would increase by 48%, with a PM peak-hour increase of 27, or one every two minutes, on average. Traffic increases are expected to be noticeable, but no congestion or capacity problems would be expected, as the total numbers are average for a local roadway. The increase in traffic on 10<sup>th</sup> Avenue South would be negligible.

**Pedestrian and Bicycle Facilities:** Public sidewalks surround Lions Park and extend into the surrounding neighborhood. On-site sidewalks are proposed, and should be closely and carefully reviewed for connectivity to the main sidewalks as well as existing Lions Park trails.

No specific bicycle route improvements are required, but placement of bike racks or secure bicycle storage on-site is encouraged to attract non-motorized trips and, therefore, reduce vehicular trips.

**Recommendations/Conclusions:** The existing street network has sufficient capacity to accommodate the traffic that would be generated by the proposed development. This analysis of current and future traffic can be summarized into the following **main findings**:

- Local streets have adequate capacity to accommodate the projected future traffic. Even though the increase in traffic volumes would be small, the immediate neighbors would likely notice the increase. Intersection traffic controls should be considered, if warranted.
- Pedestrian access is ideal, connecting the proposed site with the community in all directions. However, intersections in the immediate vicinity of the Center do not have ADA ramps at the sidewalk corners, and should be improved.
- Safety and congestion at 29<sup>th</sup> Street South and 10<sup>th</sup> Avenue South is dependent upon driver behavior, as sufficient alternative routes exist.

A few other **observations** are worth noting:

1. Traffic volumes to and from the south along 29<sup>th</sup> Street South are expected to be manageable. There is a possibility that access into the 29<sup>th</sup> Street South driveway into the Glass Doctor business on the northwest corner of 29<sup>th</sup> Street South and 10<sup>th</sup> Avenue South could be reduced at peak times, but the business has alternate access off both the alley and 10<sup>th</sup> Avenue South so would still have access to their business.
2. 9<sup>th</sup> Avenue South would see increased traffic, and there could be a need for traffic control at intersections leading to 32<sup>nd</sup> Street South.
3. The functionality and safety of the intersection of 29<sup>th</sup> Street South would depend upon the route choices of drivers, and would vary greatly depending upon the amount of traffic on 10<sup>th</sup> Avenue South and availability of gaps. The proposed location of the Center has enough alternate routes that drivers would be able to avoid this intersection at peak hour times.

Based upon the review of current conditions and future projected volumes, the following **recommendations** are provided:

1. Provision of bicycle parking and/or secure bicycle storage is recommended to reduce the number of vehicular trips. Such facilities would be installed in compliance with Title 17, Chapter 36 of City Code.
2. Full connections between the site and the trails in Lions Park should be made and designed for direct and safe pedestrian and bicycle travel. This is especially important since the existing parking lot for Park users would be replaced by parking adjacent to the Center. The proposed site plan is missing a few key connections and, in one case, shows a primary trail connection passing through a basketball court.
3. Traffic control at nearby intersections should be reviewed and, if warranted, installed soon after opening the Center, especially at 8<sup>th</sup> Avenue South and 29<sup>th</sup> Street South and at 9<sup>th</sup> Avenue South and 29<sup>th</sup> Street South. Given the projected increase in traffic on 29<sup>th</sup> Street South, it is likely that traffic control at these intersections could be necessary soon after opening the Center. Intersections further to the east along 9<sup>th</sup> Avenue South should also be monitored for future traffic control needs, if warranted.
4. Full curb ramps at all corners surrounding Lions Park should be installed as soon as monies are available to provide safe and convenient pedestrian connections for all users.
5. After opening of the Center, prohibition of parking on one or both sides of portions of 29<sup>th</sup> Street South may be warranted due to the narrowness of the street. Traffic movements along this street segment should be reviewed soon after opening.
6. Safety and delays at 29<sup>th</sup> Street South and 10<sup>th</sup> Avenue South should be monitored. If future conditions warrant the need, signalization may be an option that could be pursued with the Montana Department of Transportation.

March 16, 2021

**City of Great Falls  
Public Works Department**

**INTER-OFFICE MEMORANDUM**

**March 18, 2021**

**TO: Kenny Jorgensen, Street/Traffic Manager  
Paul Skubinna, Public Works Director**

**FROM: Austin Schultz, Traffic Division Foreman**

**SUBJECT: 29<sup>th</sup> St S and 8<sup>th</sup> Ave S- Traffic Study**

**Date: 3/5/2020**

\* \* \* \* \*

In response to the City of Great Falls request about the Traffic impacts @ 29<sup>th</sup> St S and 8<sup>th</sup> Ave S. The study involved collecting 48 hour entering volume counts, peak hour volumes, turning movements, crash history, pedestrian activity, critical approach speed study, and speed data(provided earlier)

The intersection has no control at the current time. Crash data indicated there had only been 3 crashes in 3 years of history (2017-2020).

The City of Great Falls conducted a speed study on February 23<sup>rd</sup> – February 24<sup>th</sup> on 29<sup>th</sup> St S between 8<sup>th</sup> and 9<sup>th</sup> Ave S, and also on 8<sup>th</sup> Ave S between 28<sup>th</sup> and 29<sup>th</sup> St S. The 85<sup>th</sup> percentile speed for both locations was 26 mph. The MUTCD (Manual on Uniform Traffic Control Devices) recommends that agencies set speed limits within 5 mi/h of the 85<sup>th</sup> percentile speed of free-flowing traffic. The 85<sup>th</sup> percentile speed is the speed that 85 percent of drivers travel at or below and is one of the best indicators of a reasonable and safe speed. There are “School Speed Limit 25”/”Fines Higher” signs on 8<sup>th</sup> Ave S, east of 26<sup>th</sup> St S (eastbound) and on 8<sup>th</sup> Ave S between 27<sup>th</sup> and 28<sup>th</sup> St S (westbound).

Pedestrian activity was observed during the peak hour (2pm to 4pm) on February 17<sup>th</sup> and 18<sup>th</sup> and there was no activity crossing any of the approaches of the intersection.

A critical approach speed study was conducted on all of the approaches at the intersection. All of the approaches have adequate sight distance, but on the north approach (southbound) looking right, there are trees on the northwest corner of the intersection that are trimmed adequately by the homeowner. This seems to be the only corner that has an issue with any sight obstructions.

We did not conduct a sight distance study at this intersection because of it being so wide open on all of the approaches.

Entering volume counts were conducted on February 17<sup>th</sup> and 18<sup>th</sup> and show that the Average Daily Traffic entering the intersection is 1,162 vehicles. The major street is 8<sup>th</sup> Ave S with an average daily traffic of 639 vehicles and 29<sup>th</sup> Street S is the minor street with an ADT of 523 vehicles. The peak hour is from 2pm to 3pm with the west approach carrying the highest volume (59 vehicles)(average), followed by the south approach (36 vehicles)(average). 8<sup>th</sup> Ave S averages 54 vehicles per hour for the highest 8 hours (reference C.1). 29<sup>th</sup> St S averages 37 vehicles per hour for the same 8 hours.

- A. Intersection does not meet minimum crash history criteria
- B. Intersection does not meet minimum volume & delay criteria
- C. Intersection does not have any significant obstructions to consider assigning right of way

The criteria considered for a multi-way stop (found in the MUTCD) are as follows;

### **Section 2B.07 Multiway Stop Applications**

*Support:*

*Multiway stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multiway stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multiway stop control is used where the volume of traffic on the intersecting roads is approximately equal.*

*Guidance:*

*The decision to install multiway stop control should be based on an engineering study.*

*The following criteria should be considered in the engineering study for a multiway STOP sign installation:*

- A. *Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*
- B. *A crash problem, as indicated by 5 or more reported crashes in a 12-month period that are susceptible to correction by a multiway stop installation. Such crashes include right- and left-turn collisions as well as right-angle collisions.*
- C. *Minimum volumes:*
  - 1. *The vehicular volume entering the intersection from the **major street** approaches (total of both approaches) averages at least **300 vehicles per hour for any 8 hours** of an average day, and*
  - 2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the **minor street** approaches (total of both approaches) averages at least **200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but***
  - 3. *If the 85th-percentile approach speed of the major-street traffic exceeds 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.*
- D. *Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

*Option:*

*Other criteria that may be considered in an engineering study include:*

March 16, 2021

- A. The need to control left-turn conflicts;*
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;*
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and*
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.*

Turning movements during the peak hour on the west and south approaches are below;

West approach – 55% Straight		South approach – 67% Straight	
(eastbound)	41% Right	(northbound)	33% Left
	0.03% Left		0% Right

In conclusion, assigning any right of way at this time would not be an option due to the volume data, adequate sight distance, and minimal crash history. We would recommend possibly installing speed limit signs on 29<sup>th</sup> St S and possibly on 8<sup>th</sup> Ave S. The intersection should continue to be monitored for changes in volume and delay after the proposed aquatic center is built and not rely on projected numbers.

**Jamie Nygard**

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**From:** Jaye Johnson <jjohnson@foothillschristian.org>  
**Sent:** Wednesday, March 17, 2021 4:24 PM  
**To:** Jamie Nygard  
**Subject:** CUP - Lions Park- Recreation Center

Dear Great Falls Planning Advisory Board and Zoning Commission Members,

My Name is Jaye Johnson I reside at 2815 8th Ave South. I am currently across from the swings in Lions Park that will soon become a parking lot. Over the past 25 years of living across from this beautiful park I have enjoyed watching thousands of people enjoy Lions Park literally year round. Great Falls is a wonderful City thanks to the planning of it. Our green spaces are wonderful and we have many small green spaces in the city and then we have 2 beautiful large green spaces that stand out to me, which are Gibson Park and Lions Park. With Lions Park located on a busy artery through the city. It stands out as a green oasis in the middle of banks, casinos, fast-food, grocery & drug stores.

I am against the re-zoning of Lions Park to allow for the building of a Indoor Sports and Recreation Center. If we start compromising our green spaces in the city it messes with the overall beautiful design put together when the planning of our city started. Green spaces have a purpose for recreation and they help keep the city cooler. The city should preserve these spaces for the residents of Great Falls.

Thank you for your time.

Sincerely,

Jaye Johnson

406-899-4040