



**Planning Advisory Board/Zoning Commission Agenda**  
**2 Park Drive South, Great Falls, MT**  
**Commission Chambers, Civic Center**  
**February 22, 2022**  
**3:00 PM**

**UPDATES CONCERNING PROCESS OF MEETINGS**

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:

- 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 participation is welcome in the following ways:
  - Attend in person. Please refrain from attending in person if you are not feeling well.
  - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, January 11, 2022, to: [jnygard@greatfallsmt.net](mailto:jnygard@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City 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

**OPENING MEETING**

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

**Dave Bertelsen - Chair**  
**Tory Mills - Vice Chair**  
**Lindsey Bullock**  
**Kelly Buschmeyer**  
**Pat Green**  
**Samantha Kaupish**  
**Chuck Pankratz**

3. Recognition of Staff
4. Approval of Meeting Minutes - January 11, 2022

**BOARD ACTIONS REQUIRING PUBLIC HEARING**

5. Public Hearing – Minor Subdivision – An Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A & 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW ¼ of Section 17, T20N, R4E, P.M. Cascade County, Montana,

and; Rezone of proposed Lot 2 of proposed minor subdivision from PLI, Public Lands and Institutional to M-1, Mixed-use District.

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

6. 2018 Long Range Transportation Plan Minor Amendment #2

## **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**  
**January 11, 2022**

**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. in the Commission Chambers at the Civic Center

**ROLL CALL & ATTENDANCE**

**UPDATES CONCERNING PROCESS OF MEETINGS**

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- Effective May 4, 2021 Planning Advisory Board/Zoning Commission members and City staff will be attending the meeting in person.
- 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>.
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**Planning Board Members present:**

Dave Bertelsen, Chair

Tory Mills, Vice Chair

Kelly Buschmeyer

Chuck Pankratz

Samantha Shinaberger

**Planning Board Members absent:**

Lindsey Bullock

Pat Green

**Planning Staff Members present:**

Craig Raymond, Director Planning and Community Development

Tom Micuda, Deputy Director Planning and Community Development

Shelley Francis, Permit Technician

**Other Staff present:**

Jeff Hindoien, 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 December 28, 2021. Seeing none, Mr. Pankratz moved to approve the minutes. Mr. Mills seconded, and all being in favor, the minutes were approved.



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

**Conditional Use Permit for a “Two-family residence” land use upon the property addressed as 1700 1<sup>st</sup> Avenue North and legally described as the North 110’ of Lot 1, Block 328, Great Falls 3<sup>rd</sup> Addition, Section 7, T20N, R4E, PMM, Cascade County, Montana**

Tom Micuda, Deputy Director, presented to the Board. He stated that the applicant, Daniel Guest, submitted an application requesting a Conditional Use Permit to allow a “Two-Family Dwelling” for the property addressed as 1700 1<sup>st</sup> Avenue North. He stated that the applicant purchased the property recently and that the house is vacant and needs significant work to return to a livable condition. The applicant has a permit to overhaul plumbing, electrical and heating systems and is also working to reinforce the foundation. He stated that the house is set up for a possible 2 unit dwelling. The basement has its own access door, egress windows in both bedrooms, and used to have a second kitchen.

Mr. Micuda presented an Aerial Map and Zoning Map.

Mr. Micuda stated that the property zoning of R-3 allows applicants an option to request Conditional Use Permits for either renovations or new construction of Two-Family residential dwellings. He stated that the applicant must demonstrate that code requirements can be met for the development of a lot and prove that the two-family dwelling will be compatible. He also stated that because the project is a renovation, the only development code issue is parking. Four parking spaces are required on the lot.

The applicant has proposed to finish the interior renovation including adding a kitchen in the basement. The applicant is also going to fire-rate the floor and ceiling based on the condition of approval to ensure the two units comply with building code. The applicant is also going to demolish the garage and re-work the parking area to create four parking spaces. The driveway approach and sidewalk on 17<sup>th</sup> Street will be repaired based on the condition of approval. The applicant will protect vegetation and the fence on the south side adding a small fence to the east side to replace the garage.

Mr. Micuda presented the Site Plan and Site Photos.

Mr. Micuda presented a few of the Findings of Fact/Basis of Decision CUP:

1. The zoning and conditional use is consistent with the City’s Growth Policy.
  - Provides housing diversity and increased density in the core of the City.
  - Phy4.1 - Encourage a balanced mix of land uses through-out the City.
  - Phy4.1.5 – Encourage redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City’s existing infrastructure.
  - Phy4.3 – Optimize the efficiency and use of the City’s Public facilities and utilities.

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2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.
  - The neighborhood is mixed in density. The applicant identified 16 properties within 2 blocks having multifamily use.
  - Home has past usage for 2 units and is already configured.
  - Parking can be met and privacy can be maintained through fencing/vegetation preservation.

Mr. Micuda presented a few of the Conditions of Approval.

1. #5 Fire-rating – The owner must provide a fire-rated floor/ceiling to allow the duplex to pass building code
2. #6 Parking- The owner must provide four off-street parking stalls to comply with the Title 17 of OCCGF. Additionally, a short fence or evergreen landscaping must be installed to buffer the property to the east. The fence and landscaping to the south must be maintained to buffer the property to the south.
3. #7 Right-Of-Way – The owner must repair the driveway approach and sidewalk within the right-of-way along 17<sup>th</sup> Street North to City standards.

### **PETITIONER'S PRESENTATION**

David Guest, Belgrade, MT, stated that he has an HVAC system installed for the upper unit, the plumbing is all roughed in, and the electrical is going to be starting hopefully February 1, 2022. If the CUP is approved, then he will move forward with the downstairs unit for renovations.

### **QUESTIONS**

Samantha Shinaberger asked about the City requiring the four parking spots, even though there is off-street parking on the corner lot. Mr. Micuda responded that the current City requirements are that any new development is required to provide on-site parking. The applicant felt like in this circumstance that he could provide the required spots.

Mr. Pankratz asked how the applicant did the research for the map with the multi-family units on it. Mr. Guest responded that he walked around the neighborhood and noted on a map where they were.

Mr. Mills asked if all of the other Multi-family units had gone through the CUP process as well. Mr. Micuda responded that he did not research all of the 16 units that were on the map, but stated that if he had, he probably would have found some of them had been grandfathered in and some did go through the CUP process. Mr. Raymond also stated that when a non-

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conforming use ceases, and then tries to reestablish, that is when a Conditional Use Permit is required.

Mr. Bertelsen asked about the repair of the driveway and sidewalk along 17<sup>th</sup> Street North and wanted to know if that was for the entire sidewalk stretch along 17<sup>th</sup> or just where the driveway is. Mr. Micuda responded that it is just where the driveway interfaces the sidewalk. Mr. Bertelsen also asked if there were setbacks for the parking spaces. Mr. Micuda responded that parking can be built anywhere on the property.

Mr. Bertelsen asked the applicant if plans for the renovation have been approved, by the City, for the house. Mr. Guest responded that the first two floors have been approved [not the basement] and he is trying to preserve the look of a single-family home.

### **PROPONENTS**

None.

### **OPPONENTS**

Mr. Micuda stated that staff did receive an email from a neighbor at 1621 1<sup>st</sup> Avenue North. They stated that they were opposed to the request and were concerned about continued neighborhood decline. They have previously filed a complaint about the condition of the house and adding more rental property to the neighborhood would not help. They are concerned that turning properties to rentals will only hurt the character of the neighborhood.

### **BOARD DISCUSSION AND ACTION**

**MOTION:** That the Zoning Commission recommend the City Commission approve the Conditional Use Permit subject to the applicant fulfilling the listed Conditions of Approval.

**Made by:** Mr. Mills

**Second:** Ms. Buschmeyer

**VOTE:** All in favor, the motion carried 5-0

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**COMMUNICATIONS**

None.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

There being no further business, Chair Bertelsen adjourned the meeting at 3:29 p.m.

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CHAIRMAN

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SECRETARY



Meeting Date: February 22, 2022

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

**Item:** Public Hearing – Minor Subdivision – An Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A & 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW ¼ of Section 17, T20N, R4E, P.M. Cascade County, Montana, and; Rezone of proposed Lot 2 of proposed minor subdivision from PLI, Public Lands and Institutional to M-1, Mixed-use District.

**Initiated By:** Touro College Montana, LLC

**Presented By:** Brad Eatherly, Planner II, Planning and Community Development

**Action Requested:** Recommendation to City Commission

**Public Hearing:**

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

**Suggested Motion:**

Board Member moves:

- I. “I move that the Planning Advisory Board recommend the City Commission (approve/deny) the 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.”

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

And;

Board Member moves:

- II. “I move that the Zoning Commission recommend the City Commission (approve/deny) the rezone request from PLI Public Lands and Institutional to M-1 Mixed-use District as legally described in the Staff Report, and the accompanying Findings of Fact/Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.”

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

**Background:**

The Applicant, Touro College Montana, LLC, is part of a larger system of colleges and universities based out of New York City. The Touro System of Colleges and Universities, established in 1970, now serves a widely diverse population of over 19,000 students across 35 schools in 4 countries. Recently, Touro began to look into developing a medical school in Montana. After choosing Great Falls as the location, discussions with the City took place as plans began to form. After several months of discussion and partnership, the City issued a building permit for the Touro Medical College on November 8, 2021. While the Touro Medical College is under construction, Touro plans to subdivide the approximately 19.33 acres into three separate lots. The current location of the school is to exist on the proposed Lot 1A, consisting of 5.12 acres. This includes all site work including, landscaping, parking, and stormwater ponds. The proposed use for Lot 2 is for a separate, private developer to utilize approximately 12.21 acres for the construction of eight (8) apartment buildings containing 36 units each for a total of 288 housing units. This development will also include on-site parking, a club house, a pool, and two dog parks. These privately-owned and managed apartments will not be *de facto* dormitories for the Touro Medical College. Therefore they will be available to the public, but with an emphasis on housing students. The proposed Montana State University (MSU) Nursing School is scheduled to be built upon Lot 3 at an unknown future date, consisting of 2.00 acres.

**Minor Subdivision Request:**

The applicant is requesting a subsequent minor subdivision. This means that the subject property had previously been subdivided in the past. A minor subdivision does not typically require a public hearing, but when a subsequent minor subdivision is requested, a public hearing must be held in front of the Planning Board/Zoning Commission. While the request is required to go before the City Commission, it is not required to be a public hearing. However, because this request is paired with the zoning map amendment request, both will be held in a public hearing format in front of the City Commission. The total area of the subject property as it stands is approximately 19.33 acres in size. The Touro Medical College, which is currently under construction, will be on the proposed Lot 1A. This lot will be approximately 5.12 acres. The proposed Lot 2, on which the privately developed apartment complex will be constructed, will consist of approximately 12.21 acres. The proposed Lot 3 will be 2.00 acres in size. All three of these lots meet the dimensional standards as set forth in the Official Code of the City of Great Falls (OCCGF) in Exhibit 20-4 of Title 17. Part of the subdivision will include a 20-foot trail easement which will be shown on the final plat running east-west from the northeast corner to the northwest corner of the subject property. The developers of the apartment complex have agreed to install a paved trail in this location. This trail will connect to an existing trail to the east of 29<sup>th</sup> Street South. The addition of this trail will continue to further the trail system in the City and will bring the City one step closer to connecting Russell Park to Sand Hills Park. It will also bring the city one step closer to connecting a portion of the medical district to the University of Providence and Montana State University – Great Falls.

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana Code Annotated (MCA), is consistent with the City's zoning regulations and is in the public interest. Staff has reviewed the proposed project in relation to the City's zoning regulations. In addition, Staff developed Findings of Fact for the proposed subdivision and concludes the subdivision meets the requirements provided by 76-3-608(3) MCA. The full Findings of Fact are included as an attachment to this report.

**Zoning Map Amendment Request:**

The current zoning for the subject property, without having been subdivided, is PLI, Public Lands and Institutional. This zoning district allows for a land use of Education facility (higher education), which would allow for both the Touro Medical College and the MSU Nursing School to be permitted by right. If Touro were building dormitories specifically for housing medical school students, there would be no need to rezone a portion of the subject property. Touro decided to not build dormitories, and instead is willing to have a private developer construct the apartment complex, which will add much needed housing units to the area. The proposed apartment complex is not permitted in the PLI zoning district. However, the M-1 zoning district, which abuts the proposed Lot 2 to the north and west, does allow for the proposed apartment complex, with a land use of Multi-family residence, to be permitted by right. Therefore, the applicant is requesting a rezone from the PLI to the M-1.

The basis for a decision on zoning map amendments, i.e. rezoning or zone changes, is listed in the Official Code of the City of Great Falls (OCCGF) §17.16.40.030. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the criteria which are attached as Findings of Fact/Basis of Decision – Zoning Map Amendment. The attached Findings of Fact are included as an attachment to this report.

**Transportation Impacts:**

The proposed uses for each of the proposed three lots will noticeably increase traffic to the area. Considering that the subject property has been vacant for some time, any proposed use would increase traffic volumes. A road network is already established and circulation to neighboring streets is adequate to handle increased traffic. No new roadways can be built in the location of the subject property. In consideration of these facts, staff has determined that a traffic impact analysis will not be needed for these projects.

**Neighborhood Council Input:**

At the time of the writing of this report, Neighborhood Council #5 has not been able to meet in order to consider the proposed actions. The council is scheduled to meet on February 21, 2022. Any recommendations the council makes at that time will be included in future agenda reports.

**Concurrences:**

Representatives from the City's Public Works Department and Fire Department have been involved in the review process for these applications.

**Fiscal Impact:**

The construction of the apartment complex, which will be allowed through subdivision and subsequent rezoning, will increase the tax base for the City by providing 288 new apartment units.

**Staff Recommendation:**

Staff recommends approval of both the Subsequent Minor Subdivision and Zoning Map Amendment of the subject property with the following conditions:

**Conditions of Approval:**

**1. General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

**2. Amended Plat.** Provide a revised Amended Plat of the subject properties which shall be in compliance with survey requirements of this Title and State law and incorporate corrections of any errors or omissions noted by Staff. The applicant is also required to dedicate easements for utilities to the satisfaction of the City's Public Works Department. The applicant is also required to dedicate an easement for a 20-foot wide trail easement. Said easements must be submitted to the City Commission for approval at the same time as the minor subdivision.

**3. Land Use & Zoning.** The development standards and land uses for the subject properties shall be consistent with the OCCGF.

**4. Subsequent modifications and additions.** If after establishment of the zoning, 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. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

**Alternatives:**

The Planning Advisory Board/Zoning Commission could recommend denial of either the Minor Subdivision or the Rezone request, or both. For any of these actions, the Planning Advisory Board/Zoning Commission must provide separate findings of Fact/Basis of Decision to support any alternative decision.

**Attachments/Exhibits:**

Findings of Fact – Subdivision  
 Findings of Fact – Zoning Map Amendment  
 Applicant Narrative  
 Aerial Map  
 Zoning Map  
 Draft of Amended Plat  
 Proposed Site Plan for Separate Lots



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

An Amended Plat of Lot 1, Block 2 of the Amended Plat of Lot 1A &1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision located in the SW ¼ of Section 17, Township 20 North, Range 4 East, P.M., Cascade County, Montana. (PREPARED IN RESPONSE TO 76-3-608(3) MCA)

### **PRIMARY REVIEW CRITERIA:**

**Effect on Agriculture and Agricultural Water User Facilities:** The minor subdivision is located along 26<sup>th</sup> Street South, 18<sup>th</sup> Avenue South, and 29<sup>th</sup> Street South, which is located in city limits. The owner is currently constructing a medical school on one lot. An apartment complex featuring 8 buildings with 36 units each for a total of 288 units is proposed to be constructed on the second lot. The proposed Lot 3 will eventually be the site of the Montana State University Nursing School. The project site is surrounded by existing residential development on the north, commercial medical uses to the east and west, and a private Catholic school to the south. Thus, the proposed minor subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

**Effect on Local Services:** Lots in the proposed subdivision are currently served or will be served from public utility mains at the time of development. The Owner will pay the cost of the service lines from these utility mains. The owner of Lot 2 will be required to extend water and sewer mains in order to serve the proposed development. The owners of the three lots created by the subdivision will pay regular water and sewer charges, and monthly storm drain charges. The property proposed for this subdivision is currently receiving law enforcement and fire protection service from the City of Great Falls and the subdivision does not propose any changes to the current services.

**Effect on the Natural Environment:** The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Surface drainage from the subdivision will ultimately be integrated into existing City storm water infrastructure after being held onsite in detention ponds for each lot.

**Effect on Wildlife and Wildlife Habitat:** The subdivision is surrounded by existing residential development, medical and educational development. This is not in an area of significant wildlife habitat beyond occasional deer and migrating fowl.

**Effect on Public Health and Safety:** Based on available information, the subdivision is not subject to abnormal natural hazards nor potential man-made hazards. The subdivision itself will not have a negative effect on Public Health and Safety. All of the proposed lots will have public street access and City utility service.

### **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 developer shall provide necessary utility and storm water easements on the final recorded plat to services for all lots of the subdivision. The preliminary plat displays these proposed easements.

#### **CONNECTIVITY AND TRAIL EASEMENT**

The applicant shall provide a 20-foot wide trail easement along the north edge of the property line as well as provide connectivity throughout the three lots. Vehicular access to Lot 1A will be off 18<sup>th</sup> Avenue South. The proposed access to Lot 2 will be off both 18<sup>th</sup> Avenue South and 29<sup>th</sup> Street South. Lot 3 is proposed to be accessed by 29<sup>th</sup> Street South.

## Findings of Fact – Zoning Map Amendment

Lot 2 of An Amended Plat of Lot 1, Block 2 of the Amended Plat of Lot 1A & 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, Located in the SW ¼ of Section 17, T20N, R4E, P.M., Cascade County, Montana.

### Primary Review Criteria:

The basis for decision on zoning map amendments is listed in the Official Code of the City of Great Falls (OCCGF) §17.16.40.030 of the Land Development Code. The recommendation of the Zoning Commission and the decision of the City Commission shall at a minimum consider the following criteria:

#### 1. The Amendment is consistent with and furthers the intent of the City’s growth policy.

The proposed zoning map amendment is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. The proposal to amend the zoning of the proposed property from PLI, Public Lands and Institutional to M-1, Mixed-use District will allow the applicant to construct an apartment complex that will serve not only the potential students of the Touro Medical College and the proposed Montana State University Nursing School, but also the general public as well. A land use of Multi-family residential is not allowed in the PLI zoning district, whereas that same land use is permitted by right in the M-1 zoning district. This will allow 288 apartment units to be built at a time when the City of Great Falls is in need of additional housing units.

As noted in the agenda report, the Zoning Commission must consider whether there is policy rationale for amending the zoning map as requested. Staff believes that the City’s Growth Policy supports the proposed zoning map amendment to facilitate more dense development, particularly to provide much needed housing. The zoning amendment request is consistent with several of the Plan’s policies including:

#### Social - Housing

- Soc1.4.1        Work with the private sector and non-profits to increase housing opportunities in the City.
- Soc1.4.6        Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

#### Environmental - Urban Form

- Env2.3.1        In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential, as candidates for redevelopment in the City.

#### Physical – Land Use

- Phys4.1.5        Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City’s existing infrastructure.

## Physical - Zoning

Phy4.2.1 Development density and intensity should be oriented toward areas of the City most capable of supporting it. General locations meeting this criteria include:

- Activity Centers, as identified in the City's Transportation Plan
- Major intersections and road corridors
- Downtown
- Tax Increment Finance Districts (TIFs)
- Areas with adequate or excess infrastructure capacity
- Locations with adequate community facilities

The proposed zoning map amendment will enable these policies to be addressed and further the implementation of the Growth Policy.

### **2. The amendment is consistent with and furthers adopted neighborhood plans, if any.**

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #5. The applicant has provided Council #5 with all pertinent information. Notice of the proposed zoning map amendment was also sent to adjoining property owners pursuant to the noticing requirements of the OCCGF. City staff has not received any comments on the proposed zoning map amendment from either notified owners or Council #5.

### **3. The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.**

The zoning map amendment request is consistent with the Great Falls Medical District Master Plan. There are three aspects of the Plan that are consistent with the zoning map amendment:

- Increasing the size of the "Mixed-use" district
- Private sector commercial and lodging development
- Connectivity within district by use of a trail system

By changing the zoning from PLI to M-1, the subject property would further incorporate goals and objectives stated in the Medical District Master Plan such as increasing housing and providing, and expanding upon, an important trail system.

### **4. The code with the amendment is internally consistent.**

The proposed zoning map amendment is not in conflict with any portion of the existing City Code. The subject property will be contiguous to properties in the M-1 zone to the north and west. All pertinent codes required for development of the subject property will be addressed during the building permit review. As a result, the proposed zoning map amendment is internally consistent and will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood.

**5. The amendment is the least restrictive approach to address issues of public health, safety, and welfare.**

There are no existing public health, safety, or welfare issues that have been identified for this property. The future apartment building project will require water and sewer to be extended from the mains that surround the property. Adequate storm water designs will be incorporated into the site as development occurs.

**6. The City has or will have the financial and staffing capability to administer and enforce the amendment.**

The City has the financial and staffing capability to enforce the amendment if it is approved. The zoning map amendment will affect the subject property only, owned by the applicant, and the property will be developed in a manner consistent with Title 17 of the Official Code of the City of Great Falls.



TO: Brad Eatherly & David Grosse, City of Great Falls Planning & Community Development

FROM: Dom Goble, PE & Jordyn Mallet, PE

DATE: ~~January 7, 2022~~ Revised January 14, 2022

JOB NO.: 10027.001

RE: Touro Minor Subdivision

CC: Chuck Davis, PE & Craig Nowak, PE

Urgent     For Review     Please Comment     Please Reply     For Your Use

**Introduction**

Touro College & University System is proposing to subdivide the existing 19.327-acre lot at 2101 26th Street S in Great Falls into 3 individual lots for a medical school, future student housing apartments, and future MSU nursing school. The minor subdivision process will be reviewed by the City of Great Falls. The current lot is zoned as PLI - Public Lands Institutional, which does not allow for the permitted use of multi-family residence. A Zoning Map Amendment to a M-1 Mixed Use will be needed to allow for the development of future student housing apartment(s). This memorandum describes the proposed minor subdivision and the zoning map amendment.

**Minor Subdivision**

The proposed minor subdivision will be subdivided into three individual lots. The lots include a 5.115-acre lot for the medical school, 12.212-acre lot for the future student housing apartments, and 2.000-acre lot for the future MSU nursing school. Each lot will meet the development criteria for the M-1 Mixed Use zone.

The proposed future student housing apartments includes eight apartment buildings with 36 housing units in each building for a total of 288 housing units. Also included will be on-site parking, a club house, a pool, and dog parks. The proposed MSU Nursing School will include ten classrooms for instruction of 150 students. On-site parking will also be included.

**Zoning Map Amendment**

The existing Lot is currently zoned as PLI - Public Lands Institutional. The proposed multi-family residence on Lot 2 is not a permitted or conditional use within the PLI zoning. A zoning map amendment to a M-1 Mixed Use zoning, similar to the adjacent lots to the north, is proposed for Lot 2 to allow the future student housing apartments.

Touro Minor Subdivision

**Utility Infrastructure**

The City of Great Falls water distribution system, wastewater collection system, and stormwater collection system will service the proposed subdivision with existing piping in the streets (public right-of-way) or a utility easement fronting each of the three proposed lots. Applicable information pertaining to each utility system is provided below.

**Water Distribution System**

Water service will be provided from existing City water distribution mains including a 12-inch main in 18<sup>th</sup> Avenue South and an 8-inch main in 29<sup>th</sup> Street South as shown on Exhibit A. The medical school will be served from the 12-inch main in 18<sup>th</sup> Avenue South. The student housing apartments will be served from the 12-inch main and/or the 8-inch main, dependent upon apartment building layout on the lot. The MSU nursing school will be served from the 8-inch main. Water demand information for the facilities on each lot is summarized and provided hereinafter.

Medical School

Water demand data was provided in a recent report submitted to the City for the medical school design. Said report, dated October 4, 2021, is termed *Touro College of Osteopathic Medicine, Touro Medical School, Civil Design Report*. This report shows average daily demand estimated at 155 gpm with the peak demand estimated at 637 gpm, per the facility’s plumbing designer. Fire suppression demand is reported to be 1688 gpm.

Fire flow information will be provided upon acquisition of additional information.

Apartments

Available apartment information is that the complex will consist of eight buildings with 36 units in each building, for a total of 288 housing units (HU). Water demand will also include service to the clubhouse. With this as a basis, the following assumptions and calculations are presented to estimate water demands.

Residential Demand

100 gallons per capita per day

2.5 people per HU

Population = (2.5 people/HU) x (288 HUs) = 720 people

250 gpd per HU

Average Daily Demand = (250 gpd/HU) x (288 HUs) = 72,000 gpd = 50 gpm

Maximum Daily Demand = (3.5) x (Average Daily Demand) = 3.5 x 50 gpm = 175 gpm

Peak Hourly Demand = 3.0 gpm/HU

= (3.0 gpm/HU) x (288 HU) = 864 gpm

Touro Minor Subdivision

Clubhouse Demand

- Assumptions:
- 1) Four clubhouse employees
  - 2) Half of residents use clubhouse per day (0.5 x 720 = 360 users)
  - 3) 13 gpd/employee
  - 4) 3 gpd/user

Average Daily Demand = (13 gpd/emp. x 4 emp.) + (3 gpd/user x 360 users)

Average Daily Demand = 52 + 1080 = 1132 gpd

Maximum Daily Demand = 3.5 x Average Daily Demand

Maximum Daily Demand = 3.5 x 1132 = 3962 gpd/2.75 gpm

Total Apartment Demand (Residential + Clubhouse)

Average Daily Demand = 72,000 + 1132 = **73,132 gpd. Say 73,100 gpd/50.8 gpm**

Maximum Daily Demand = 175 + 2.75 = **177.75 gpm. Say 178 gpm**

Fire flow information will be provided upon acquisition of additional information.

MSU Nursing School

Available information is that the nursing school will be sized for 120 students, which is the basis for daily water demand. Available information is that the facility will be 22,000 sq. ft. in size, with which some general assumptions and engineering experience were relied on to determine a plumbing fixture count. This fixture count and plumbing codes were then used to estimate water demand for pipe size; this water demand is essentially the peak water demand. With this as a basis, the following assumptions and calculations are presented to estimate water demands.

Average Daily Flow – day school with cafeteria = 15 gpd/student

Average Daily Flow = (15 gpd/student) x 120 students = 1800 gpd

Peak Flow based on assumed plumbing fixture count

Peak Flow = 130 gpm

Fire flow information will be provided upon acquisition of additional information.



Touro Minor Subdivision

**Wastewater Collection System**

Sanitary sewer service will be provided from existing City collection mains including a main parallel to and on the east side of 26<sup>th</sup> Street South, a 12-inch main in 17<sup>th</sup> Avenue South, and an 8-inch main in 18<sup>th</sup> Avenue South as shown on Exhibit A. The medical school will be served by the main parallel to and on the east side of 26<sup>th</sup> Street South and the MSU nursing school will be served by the 12-inch main in 17<sup>th</sup> Avenue South. The student housing apartments will be served from the 12-inch main in 17<sup>th</sup> Avenue South and/or the 8-inch main in 18<sup>th</sup> Avenue South, dependent upon apartment layout on the lot. Wastewater flow information for the facilities on each of the three lots is summarized and provided hereinafter.

Medical School

Wastewater (sanitary sewer) flow data was provided in a recent report submitted to the City for the medical school design. Said report, dated October 4, 2021, is termed *Touro College of Osteopathic Medicine, Touro Medical School, Civil Design Report*. This report shows the peak flow estimated at 296 gpm, per the facility’s plumbing designer.

Apartments

Available apartment information is that the complex will consist of eight buildings with 36 units in each building, for a total of 288 housing units (HU). Wastewater flows will also be generated with service to the clubhouse. With this as a basis, the following assumptions and calculations are presented to estimate wastewater flows.

Residential Flows

100 gallons per capita per day  
 2.5 people per HU  
 Population = (2.5 people/HU) x (288 HUs) = 720 people  
 250 gpd per HU

Average Daily Flow = (250 gpd/HU) x (288 HUs) = 72,000 gpd = 50 gpm  
 Peaking Factor =  $(18 + (Pop./1000)^{1/2}) / (4 + (Pop./1000)^{1/2})$   
 $= (18 + (720/1000)^{1/2}) / (4 + (720/1000)^{1/2}) = 3.89$   
 Peak Flow = (Average Daily Flow) x (3.89)  
 $= 72,000 \text{ gpd} \times 3.89 = 280,080 \text{ gpd} = 194 \text{ gpm}$

Clubhouse Demand

- Assumptions: 1) Four clubhouse employees
- 2) Half of residents use clubhouse per day (0.5 x 720 = 360 users)
- 3) 13 gpd/employee
- 4) 3 gpd/user

## Touro Minor Subdivision

Average Daily Flow = (13 gpd/emp. x 4 emp.) + (3 gpd/user x 360 users)

Average Daily Flow = 52 + 1080 = 1132 gpd

Peak Flow = 3.89 x Average Daily Flow

Peak Flow = 3.89 x 1132 = 4403 gpd/3.06 gpm

### Total Apartment Demand (Residential + Clubhouse)

Average Daily Flow = 72,000 + 1132 = 73,132 gpd. Say 73,100 gpd/50.8 gpm

Peak Flow = 194 + 3.06 = 197.06 gpm. Say 197 gpm

### MSU Nursing School

Available information is that the nursing school will be sized for 120 students, which is the basis for daily sanitary sewer flows. It is assumed that there will be 30 staff members including instructors, administrative staff, and kitchen staff for a total *population* of 150, which is the basis for calculating the peaking factor. With this as a basis, the following assumptions and calculations are presented to estimate wastewater flows.

Average Daily Flow – day school with cafeteria = 15 gpd/student

Average Daily Flow = (15 gpd/student) x 120 students = 1800 gpd = 1.25 gpm

Peak Flow based on: 1) 18-hour day and 2) 150 people

1.25 gpm over 24 hrs. = 1.25 x (24/18) = 1.67 gpm over 18 hrs.

Peak Flow = 4.19 x 1.67 gpm = 7.0 gpm. Say 8 gpm (to be conservative)

### **Stormwater Management**

A revised drainage report was prepared for the western lot for the medical school on October 28, 2021. Stormwater runoff from the medical school collects in two proposed detention facilities. One detention facility is proposed in the northeast corner of the lot and the second detention facility is proposed in the western portion of the lot. The detention facilities connect to the City of Great Falls stormwater system through 12-inch pipe. The detention facilities include 24-inch riser structures and orifices to restrict the flow at a rate no greater than the 5-year, 2-hour storm event flow. The revised drainage report is included with this memorandum.

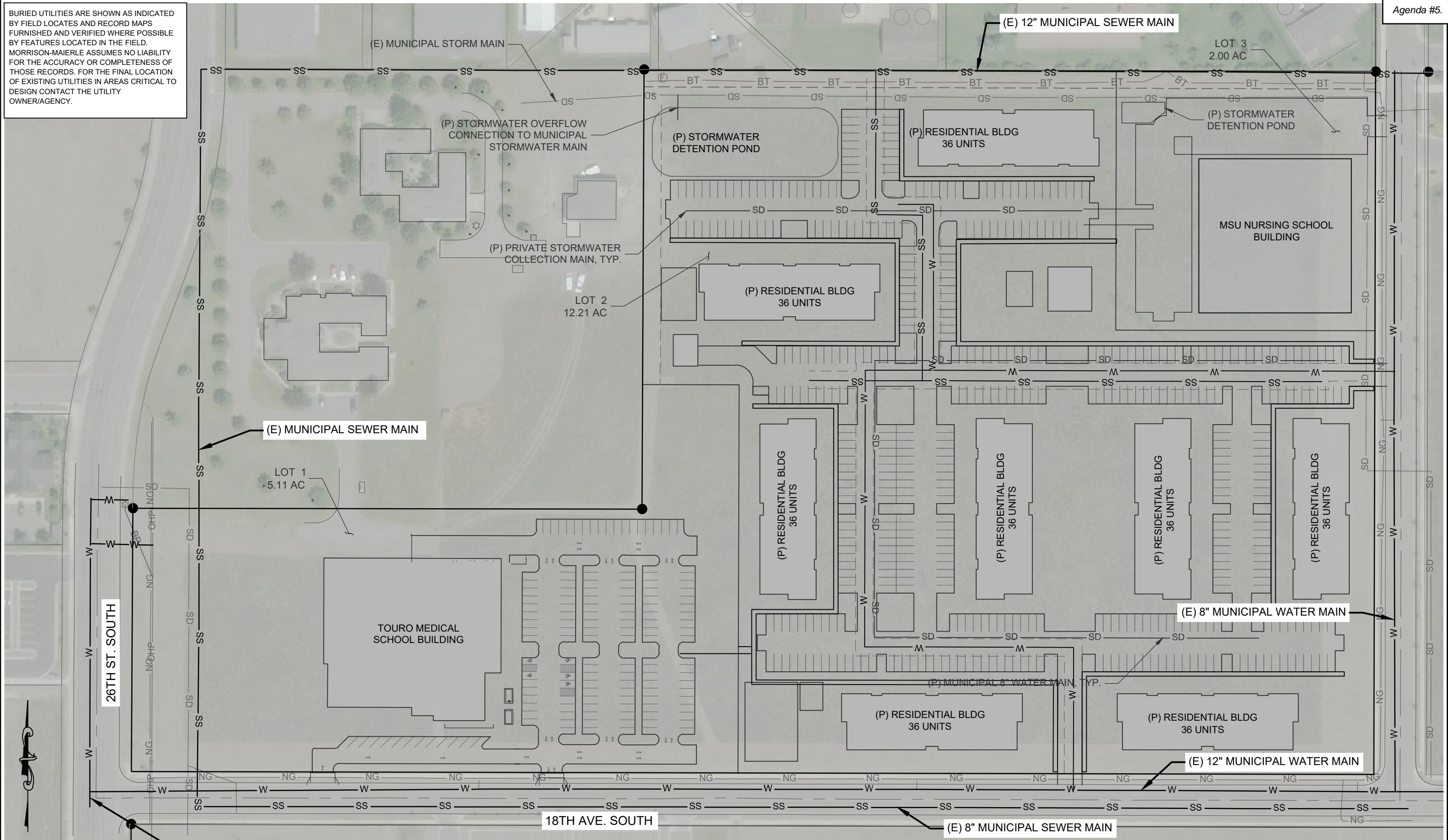
Similar stormwater management facilities will be proposed for the future residential apartments and MSU nursing school lots. Detention facilities will be designed to collect stormwater runoff from impervious surfaces. Stormwater outflow from the detention facilities will be restricted to the 5-year, 2-hour storm event and will be conveyed to the existing City of Great Falls storm collection system. Preliminary stormwater estimates for the future student housing apartments and MSU nursing school lots based on conceptual plans are shown below. Final drainage reports will be prepared for the lots after final plans are completed.

Touro Minor Subdivision

<b>Proposed Surface Area Coverage</b>					
Lot	Total Area (Acres)	Impervious Area (Acres)	Pervious Area (Acres)	Max Allowed Percent Impervious	
Student Housing Apartment	12.212	6.251	5.961	51.2%	
MSU Nursing Building	2.0	1.4	0.6	70%	
<b>Stormwater Runoff – Student Housing</b>					
Storm Event	Runoff Coefficient (C)	Frequency Factor (Cf)	Rainfall Intensity (i) (in)	Area (A) (ac)	Volume (Q) (cf)
2-year, 2-hour	0.59	1.00	0.72	12.212	18,831
5-year, 2-hour	0.59	1.00	0.98	12.212	25,631
10-year, 2-hour	0.59	1.00	1.18	12.212	30,862
25-year, 2-hour	0.59	1.10	1.46	12.212	42,004
50-year, 2-hour	0.59	1.20	1.62	12.212	50,844
100-year, 2-hour	0.59	1.25	1.90	12.212	62,116
<b>Stormwater Runoff – MSU Nursing School</b>					
Storm Event	Runoff Coefficient (C)	Frequency Factor (Cf)	Rainfall Intensity (i) (in)	Area (A) (ac)	Volume (Q) (cf)
2-year, 2-hour	0.65	1.00	0.72	2.000	3,398
5-year, 2-hour	0.65	1.00	0.98	2.000	4,625
10-year, 2-hour	0.65	1.00	1.18	2.000	5,568
25-year, 2-hour	0.65	1.10	1.46	2.000	7,579
50-year, 2-hour	0.65	1.20	1.62	2.000	9,174
100-year, 2-hour	0.65	1.25	1.90	2.000	11,208

The rational method ( $Q = C \cdot C_f \cdot i \cdot A$ ) was used for the individual lots per the City of Great Falls Storm Drainage Design Manual for a minor subdivision. Frequency factors were applied to infrequent storm events. The rainfall intensities were determined by the IDF curves at a 2-hour storm duration found in the City of Great Storm Drainage Design Manual.

BURIED UTILITIES ARE SHOWN AS INDICATED BY FIELD LOCATES AND RECORD MAPS FURNISHED AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. MORRISON-MAIERLE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.



(E) MUNICIPAL WATER MAIN



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Great Falls, MT 59401  
406.454.1513  
www.m-m.net  
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DRAWN BY: JEM  
DSGN. BY:  
APPR. BY:  
DATE:

GREAT FALLS TOURO MINOR SUBDIVISION MT

EXHIBIT A  
EXISTING WATER AND SANITARY SEWER

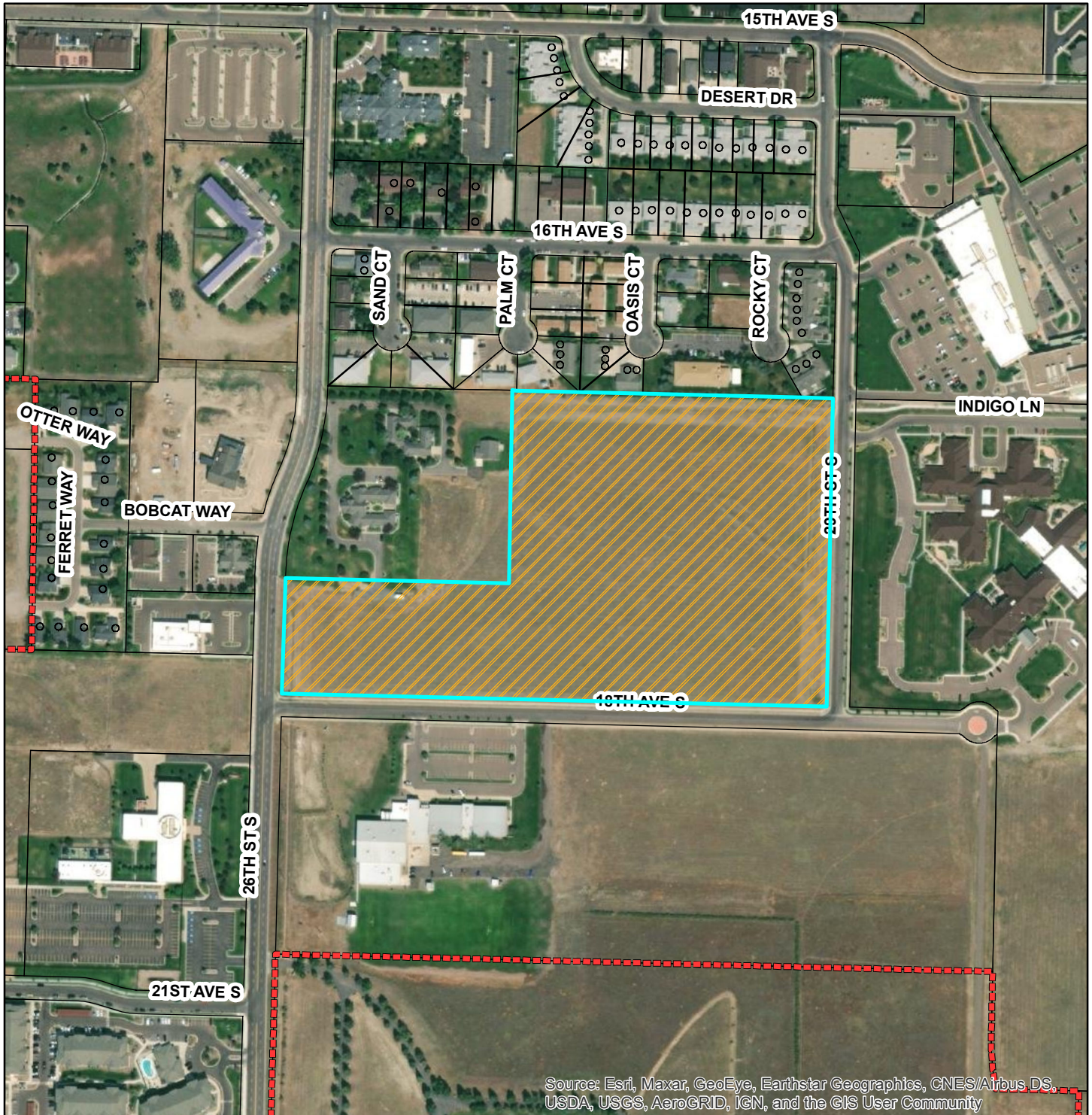
PROJECT NO.  
10027.001

FIGURE NO.  
A 24


Plotted by jordyn mallett on Jan/7/2022



# EXHIBIT A



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

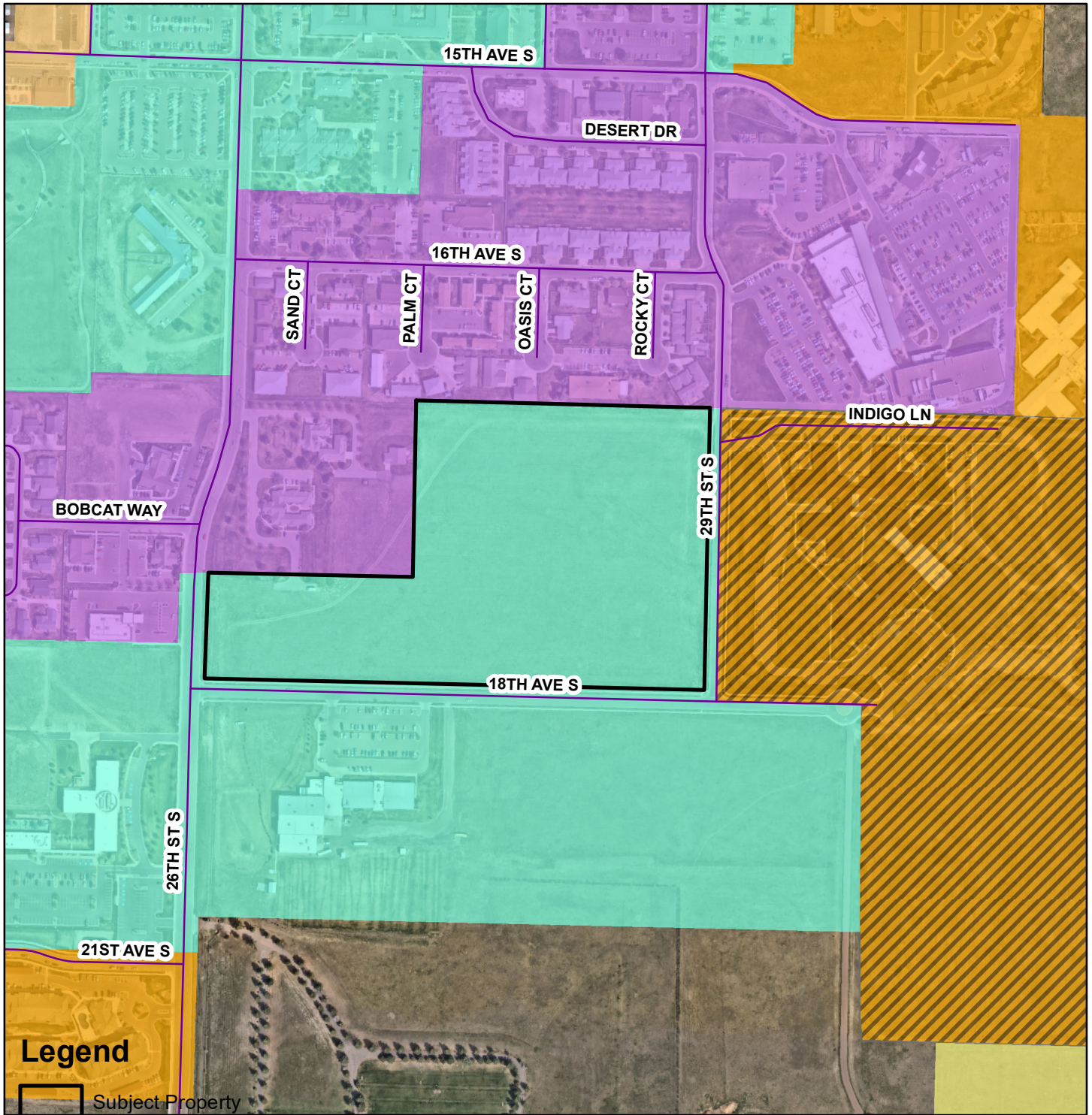
 Subject Property

 City Limits











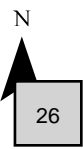
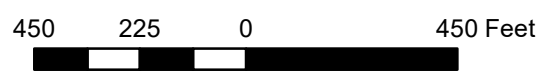


# ZONING MAP



## Legend

-  Subject Property
-  R-2 Single-family Medium Density
-  R-5 Multi-family Medium Density
-  R-6 Multi-family High Density
-  PUD Planned Unit Development
-  M-1 Mixed-use District
-  PLI Public Lands and Institutional
-  U Unincorporated Enclave





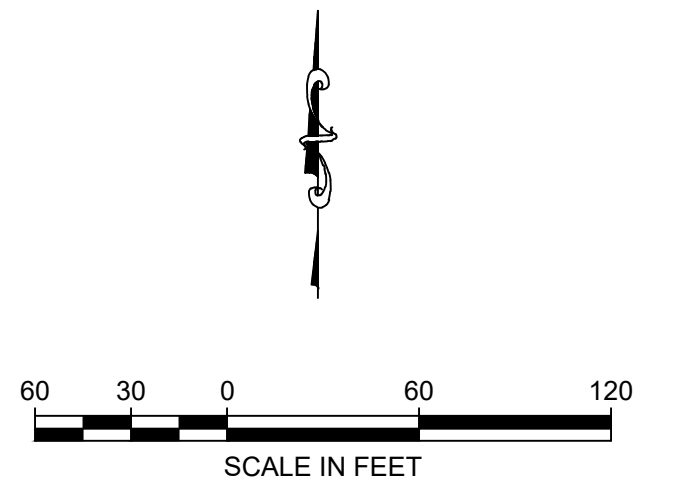
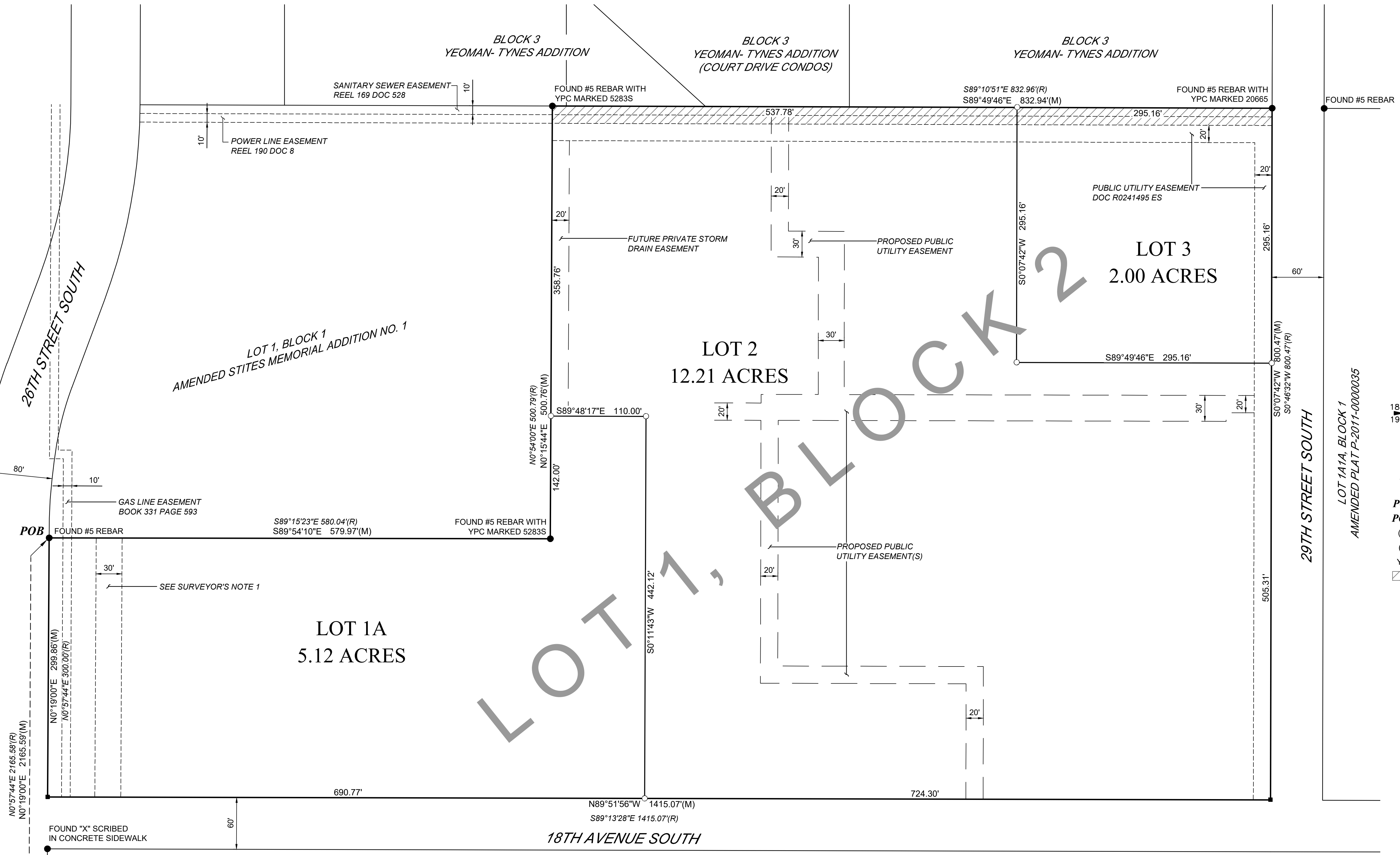




# PRELIMINARY PLAT

AN AMENDED PLAT OF LOT 1, BLOCK 2 OF THE AMENDED PLAT OF LOT 1A & 1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, PRINCIPAL MERIDIAN, MONTANA  
CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

Survey Commissioned by: Touro College Montana, LLC      Dates of Survey: May 2021 - February 2022      Purpose of Survey: 3-Lot Minor Subdivision



**BASIS OF BEARINGS**  
Bearings are geodetic, derived from GNSS observations with survey-grade receivers and referenced to true meridian at NAD83 north latitude 47°29'33.36" and west longitude 111°15'28.73". Convergence to true meridian along the west line of Lot 1A is -0°00'07"

- LEGEND**
- 18 17 FOUND SECTION CORNER AS NOTED
  - 19 20 FOUND MONUMENT AS NOTED
  - SET A BERNSTEN BP1P 1-1/4-INCH DIAMETER COPPER CAP MARKED "MMI 9758LS" IN A 2-INCH ANCHORING PLUG OVER A 1/4-INCH BY 1/2-INCH MAGNET
  - 5/8X24-INCH REBAR WITH A 2-INCH ALUMINUM CAP MARKED "MORRISON-MAIERLE INC. 9758LS"
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - (R) RECORD COURSES PER AMENDED PLAT P-2007-0000027
  - (M) MEASURED COURSES THIS SURVEY
  - YPC YELLOW PLASTIC CAP
  - ▨ PROPOSED 20-FOOT WIDE PUBLIC TRAIL EASEMENT

**SURVEYOR'S NOTE**

1. A 30-foot wide easement is depicted graphically on Amended Plat, Document No. P-2007-0000027, with the purpose and location not stated. This survey disclosed existing stormwater and sanitary sewer lines, and centered them inside the 30-foot wide easement shown on this plat.

BOBCAT WAY  
LOT 1, BLOCK 2 FOREST GLEN SOUTH BUSINESS PARK  
LOT 2A, BLOCK 2 FOREST GLEN SOUTH BUSINESS PARK  
LOT 1A-1 AMENDED PLAT P-2015-0000016

LOT 1A, BLOCK 1 AMENDED PLAT P-2011-0000035

LOT 1B1A, BLOCK 1 AMENDED PLAT P-2011-0000034

<p>1321 8th Avenue North, Suite 104 Great Falls, MT 59401 Phone: 406.454.1513 www.m-m.net COPYRIGHT © MORRISON-MAIERLE, INC. 2022</p>	1/4 SEC. SW	SECTION 17	TOWNSHIP 20N	RANGE 4E
	PRINCIPAL MERIDIAN, MONTANA COUNTY, MONTANA CASCADE			
FIELD WORK: GPO/TAW DRAWN BY: JJR CHECKED BY: GBG	DATE: 2/15/2022 SCALE: 1"=60' PROJ. #: 10027.001	PLOTTED DATE: Feb/15/2022 CLIENT: Touro College Montana, LLC SHEET 2 OF 2	PLOTTED BY: jeff.roe	
DRAWING NAME: Q:\10027 Touro\001 Subdivision & Zoning\ACAD\Survey\Touro MinorSub 20220215.dwg				



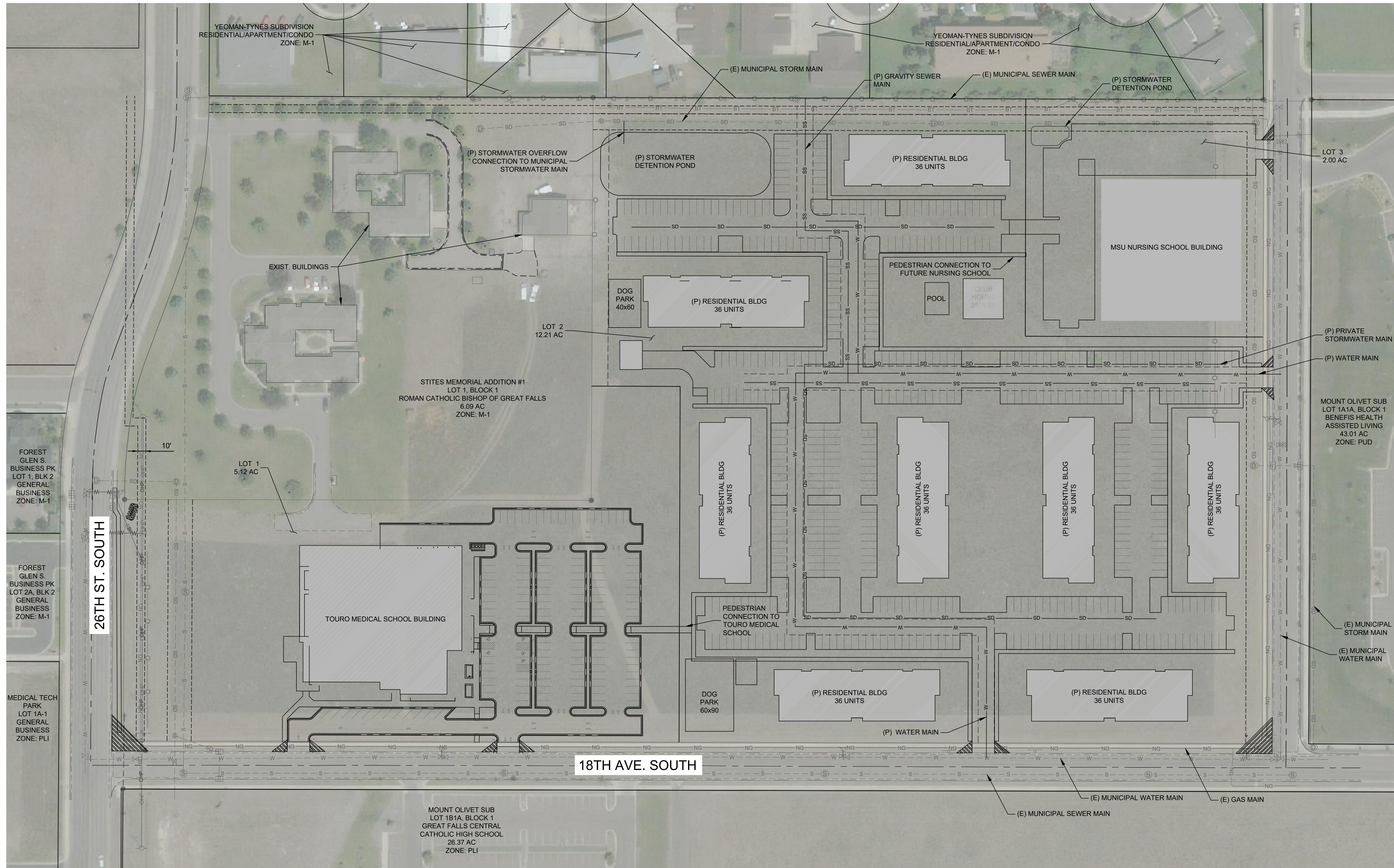
# MINOR SUBDIVISION OF LOT 1, BLOCK 2 OF THE AMENDED PLAT OF LOT 1A & 1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION

LOCATED IN THE SW1/4, SECTION 17, T20N, R4E, P.M.,M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

Survey Commissioned by: Touro College Montana, LLC

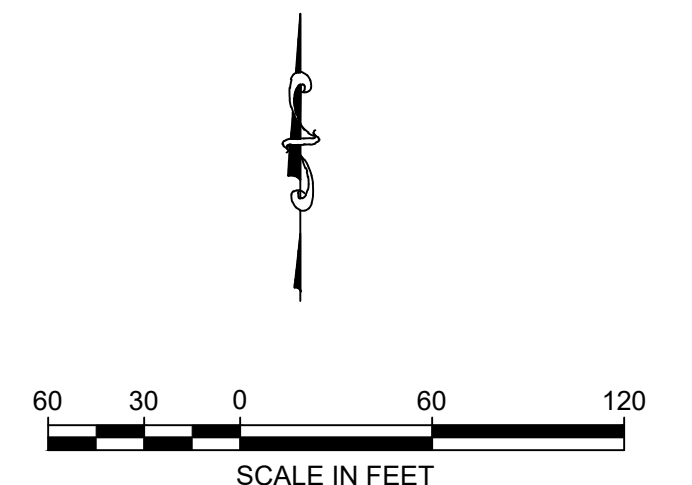
Dates of Survey: May - December 2021

Purpose of Survey: 3- Lot Minor Subdivision



### LAND DEVELOPMENT NOTES

- LOT 1: TOURO MEDICAL SCHOOL**  
 MAXIMUM LOT COVERAGE OF PRINCIPAL BUILDING: 65%  
 PROPOSED BUILDING LOT COVERAGE: 15%
  - LOT 2: STUDENT HOUSING APARTMENTS**  
 LOT SIZE: 12.21 AC (532,025 SF)  
 PROPOSED RESIDENTIAL UNITS: 288 UNITS  
 MAXIMUM RESIDENTIAL DENSITY: 500 SF PER DWELLING UNIT  
 PROPOSED RESIDENTIAL DENSITY: 1,850 SF PER DWELLING UNIT
  - LOT 3: MSU NURSING SCHOOL**  
 MAXIMUM LOT COVERAGE OF PRINCIPAL BUILDING: 65%  
 PROPOSED BUILDING LOT COVERAGE: 35%
  - GROUND CONTOURS WITH AVERAGE SLOPES GREATER THAN 10% ARE NOT PRESENT ON THE SITE.
  - WETLANDS ARE NOT PRESENT ON THE SITE.
  - WOODLAND AREAS ARE NOT PRESENT ON THE SITE.
  - WILDLIFE HABITAT, INCLUDING CRITICAL WILDLIFE HABITAT IS NOT PRESENT ON THE SITE.
  - OTHER ENVIRONMENTALLY SENSITIVE FEATURES ARE NOT PRESENT ON THE SITE AT THE TIME OF THE PREPARATION OF THESE DOCUMENTS.
  - WATER RESOURCES ARE NOT PRESENT ON THE SITE AT THE TIME OF THE PREPARATION OF THESE DOCUMENTS.
  - FLOODPLAINS ARE NOT PRESENT ON THE SITE.
  - OTHER HAZARDS INCLUDING BROWNFIELDS, CONTAMINATED SITES, UNSTABLE SOILS, HIGH GROUNDWATER, BEDROCK, HIGH-PRESSURE NATURAL GAS LINES, ETC. ARE NOT KNOWN TO BE PRESENT ON THE SITE AT THE TIME OF THE PREPARATION OF THESE DOCUMENTS.
- BURIED UTILITIES ARE SHOWN AS INDICATED BY FIELD LOCATES AND RECORD MAPS FURNISHED AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. MORRISON-MAIERLE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.



<p>1 Engineering Place Helena, MT 59602 Phone: 406.442.3050 www.m-m.net COPYRIGHT © MORRISON-MAIERLE INC. 2022</p>	1/4 SEC. SW	SECTION 17	TOWNSHIP 20N	RANGE 4E
	PRINCIPAL MERIDIAN, MONTANA COUNTY, MONTANA CASCADE			
FIELD WORK: GPO/TAW DRAWN BY: JEM CHECKED BY: CN	DATE: 1/7/2022 SCALE: 1"=60' PROJ. #: 10027.001	PLOTTED DATE: Jan/07/2022 CLIENT: Touro College Montana, LLC SHEET 1 OF 1	PLOTTED BY: jordan mallett	
DRAWING NAME: Q:\10027 Touro\001 Subdivision & Zoning\ACAD\Civil\10027.001_PPLAT.dwg				





Meeting Date: Feb. 22, 2022

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

<b>Item:</b>	2018 Long Range Transportation Plan Minor Amendment #2
<b>Initiated By:</b>	Great Falls Metropolitan Planning process
<b>Presented By:</b>	Andrew Finch, Senior Transportation Planner
<b>Action Requested:</b>	Approve Amendment #2 and Recommend City Commission Approval

---

**Suggested Motion:**

1. Board Member moves:

“I move that the Planning Advisory Board approve Amendment #2 to the 2018 Great Falls Area Long Range Transportation Plan, and recommend approval by the City Commission.”

2. Chairman calls for a second, public comment, board discussion and calls for the vote.

---

**Background:** The Long Range Transportation Plan (LRTP) for the Great Falls area occasionally requires updating - usually to ensure compliance with Federal or State of Montana procedures, processes or regulations, or to adjust the list of “Recommended Projects.” To ensure the LRTP and the Transportation Planning process is compliant, an amendment is being proposed to add a project to the list of Recommend Projects in order to move the project forward. The project is described as follows:

1) City Sidewalk Infill Project

A project to fill in sidewalk gaps around schools and parks and in key locations was included in the Transportation Improvement Program (TIP) in 2011, but was never initiated. Recently, the City of Great Falls has identified the important gaps in the northwest quadrant of the City, provided accurate cost estimates, and recommended this project be funded with CMAQ (Congestion Mitigation and Air Quality) funds in the amount of approximately \$4.7 million. The City intends to continue its efforts to “fill the gaps” in other areas of the City, as funding opportunities become available. The proposed infill locations are shown on Attachment 1 to this report.

The LRTP is required to be “fiscally constrained” – that is, the monies projected to be available over the span of the Plan is sufficient to fund all recommended projects. While this project is included in the Plan’s Non-Motorized “Committed Projects” list, it was not included in the overall fiscal constraint table. Also, it was shown in a lower-cost amount of \$483,000. However, due to the great need for infill, and the ability of the City to provide the matching funds, an expanded project has been recommended.

The attached revised Tables (Attachment 2) show funding availability with the addition of the project to the CMAQ category and, therefore, demonstrate fiscal constraint.

Additionally, the Plan must demonstrate conformance with national air quality standards. Because this project is considered an “exempt” project (will not increase carbon monoxide emissions), this proposed Amendment #2 will not affect the air quality determination of the Plan.

**Concurrences:** The Great Falls Technical Advisory Committee (TAC) has recommended the City Sidewalk Infill project as the next priority for use of CMAQ funds. Amendment #2 was considered by TAC on February 10, 2022, and recommended for approval by the Policy Coordinating Committee (PCC). Similarly, the Amendment will also be considered by the City and County Commissions, with final action by the Policy Coordinating Committee (PCC).

**Fiscal Impact:** Because the Amendment would allow the City Sidewalk Infill project to proceed, the City has committed to provide around \$630,000 in non-federal match.

**Staff Recommendation:**

Staff recommends approval of Amendment #2 to the 2018 Great Falls Long Range Transportation Plan.

**Alternatives:**

The Planning Advisory Board could choose to take no action, not approve/recommend Amendment #2, or return to staff with comments.

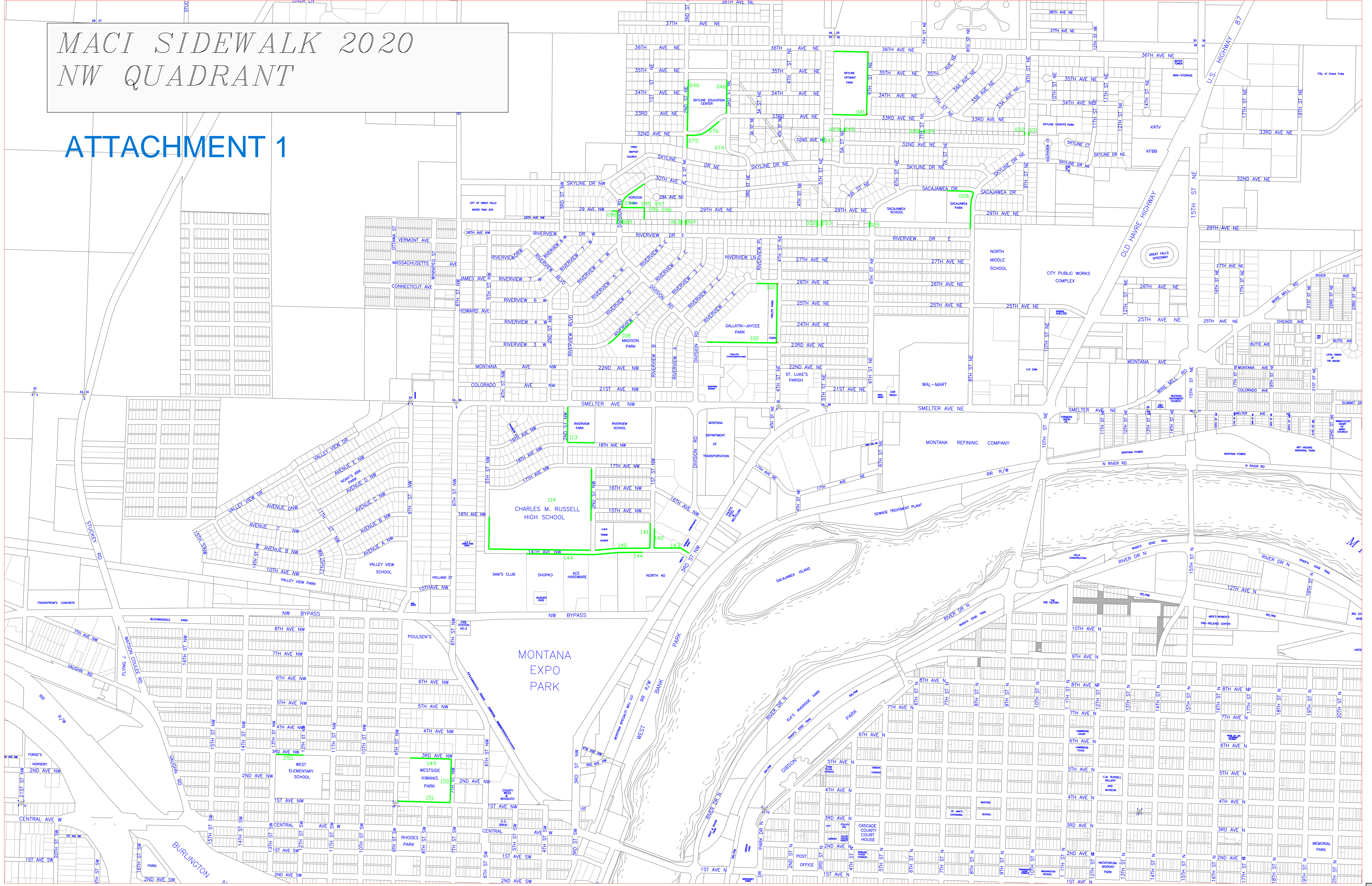
**Attachments:**

- 1) City Sidewalk Infill Project location map
- 2) Amendment #2 summary & tables



# MACI SIDEWALK 2020 NW QUADRANT

## ATTACHMENT 1





## ATTACHMENT 2

**Summary of Amendment #2 to the 2018 Great Falls Area Long Range Transportation Plan**Edits to reflect adding CMAQ-funded Sidewalk Infill project to Recommended Project list:

## MAIN DOCUMENT

Page 59: Table 13 – Add Sidewalk Infill project to list of Recommended Projects as R15 and update total cost.

Page 106: Table 18 (Comparison of LRTP Estimated Costs and Available Revenue) – Revise to show additional CMAQ expenditure in years 2023-2038 (increase by \$4,707,542) and update totals.

## APPENDIX F

Page 15: Add City Sidewalk Infill project as “R-15” to Recommended Projects and adjust Recommended Projects total on same page.

Page 28: Table 6 (Recommended Sidewalks) – add City Sidewalk Infill project as “SW-24” and update total.

## APPENDIX H

Page 20: Revise Table 5 (Recommended Projects) to include new project R15 and updated total.

Page 22: Revise Table 6 (Comparison of LRTP Estimated Costs and Available Revenue) to show additional CMAQ expenditure in years 2023-2038 (increase by \$4,707,542) and update totals.

**2018 GREAT FALLS LONG RANGE  
TRANSPORTATION PLAN**

**AMENDMENT #2**

**EDITED TABLES**

## 4.5. Recommended Projects

A number of projects that could be completed within the 20-year planning horizon but were not included in the five-year TIP were identified as recommended projects. Project cost estimates for the recommended projects are planning-level estimates. They are in anticipated year-of-expenditure dollars (using a yearly inflation factor of 3%) and include all project phases. Any project considered for advancement should undergo a current cost estimate, which would include an examination of site conditions and subsequent development of more detailed project scope. The identified projects are anticipated to be funded beyond 2022 and within the planning horizon (2038). **Table 13** presents the recommended projects for the years 2022-2038.

**Table 13: Recommended Projects**

ID	Name	Description	Funding Source	YOE	Estimated Cost
R1	River Drive N – 15th St N to 25th St N	Reconstruct to three-lane arterial and improvements to 25th St N intersection	NHPP	Beyond 2022	\$7,500,000
			HSIP		\$3,000,000
			MACI		\$3,000,000
			STPU		\$1,000,000
R2	Fox Farm Intersection Improvements	Install dual eastbound left-turn lanes	MACI	Beyond 2022	\$100,000
R3	Signal Modifications/Upgrades/Roundabout Control	Upgrade all signal heads in the City	MACI	Beyond 2022	\$270,000
R4	Central Avenue W – 3rd St NW to 1st Ave N	Restriping and intersection modifications	NHPP	Beyond 2022	\$867,000
R5	26th Street S – 24th Ave S to 33rd Ave S	Flatten fill slopes on 26th St S and install 4-way stop control at intersection of 26th St S and 33rd Ave S	COUNTY	Beyond 2022	\$478,000
R6	Central Avenue / 9th Street Intersection	Modify intersection	MACI	Beyond 2022	\$17,000
R7	25th Street S – 10th Ave S to 11th Ave S	Modify to one-way in southbound direction	STPU	Beyond 2022	\$23,000
R8	25th Avenue NE – Old Havre Hwy to 15th St N	Several improvements to improve safety and operations	STPU	Beyond 2022	\$338,000
R9	Emerson Junction Feasibility Study	Secure local project sponsor to fund an operational analysis/feasibility study of the interchange	CITY	Beyond 2022	\$250,000
R10	Gore Hill Interchange with Southbound Auxiliary Lane	Install additional traffic control at interchange and construct southbound auxiliary lane	NHPP	Beyond 2022	\$4,750,000
			HSIP		\$2,250,000
			MACI		\$2,400,000
			NHPB		\$1,500,000
R11	Fox Farm Road – Alder Dr to Park Garden Rd	Restripe to four-lane facility	STPU	Beyond 2022	\$810,000
R12	Giant Springs Road – Hatchery to Rainbow Dam	Overlay with new asphalt and widen	UPP	Beyond 2022	\$3,377,000
R13	9th Street NW – NW Bypass to Central Ave W	Reconstruct to collector	STPU	Beyond 2022	\$5,177,000
R14	Watson Coulee Road – NW Bypass to Vaughn Rd	Reconstruct to collector	STPU	Beyond 2022	\$2,052,396
R15	City Sidewalk Infill	Install sidewalks and ADA ramps in various locations	MACI	Beyond 2022	\$4,707,542
<b>TOTAL RECOMMENDED PROJECTS:</b>					<b>\$43,866,938</b>

**Table 18: Comparison of LRTP Estimated Costs and Available Revenue (Planning Year 2038)**

Funding Source	2018-2022			2023-2038		
	Anticipated Funding*	Expenditures	Difference	Projected Funding**	Expenditures	Difference
<b>FEDERAL</b>						
<b>National Highway Performance Program</b>	<b>\$16,384,756</b>	<b>\$16,384,756</b>	<b>\$0</b>	<b>\$38,835,795</b>	<b>\$37,117,000</b>	<b>\$1,718,795</b>
<i>Interstate Maintenance (IM) and National Highway (NH)</i>	\$15,342,011	\$15,342,011	\$0	\$35,625,000	\$35,617,000	\$8,000
<i>National Highway Performance Bridge (NHPB)</i>	\$1,042,745	\$1,042,745	\$0	\$3,210,795	\$1,500,000	\$1,710,795
<b>Surface Transportation Program</b>	<b>\$15,936,338</b>	<b>\$10,137,679</b>	<b>\$3,746,263</b>	<b>\$42,534,105</b>	<b>\$24,600,000</b>	<b>\$21,680,368</b>
<i>Surface Transportation Program Urban Highways (STPU)</i>	\$10,523,208	\$6,776,945	\$3,746,263	\$21,456,135	\$10,723,000	\$14,479,398
<i>Urban Pavement Preservation Program (UPP)</i>	\$4,147,829	\$4,147,829	\$0	\$18,077,970	\$10,877,000	\$7,200,970
<i>Set-aside Program - Transportation Alternatives (TA)***</i>	\$1,265,301	\$1,265,301	\$0	\$3,000,000	\$3,000,000	\$0
<b>Highway Safety Improvement Program (HSIP)</b>	<b>\$3,086,310</b>	<b>\$3,086,310</b>	<b>\$0</b>	<b>\$7,500,000</b>	<b>\$7,500,000</b>	<b>\$0</b>
<b>Congestion Mitigation and Air Quality Improvement Program (CMAQ)</b>	<b>\$17,030,538</b>	<b>\$4,347,300</b>	<b>\$12,683,238</b>	<b>\$41,403,870</b>	<b>\$17,994,542</b>	<b>\$23,409,328</b>
<i>Montana Air and Congestion Initiative (MACI) - Guaranteed Program</i>	\$14,172,238	\$1,489,000	\$12,683,238	\$23,095,755	\$10,494,542	\$23,409,328
<i>Montana Air and Congestion Initiative (MACI) - Discretionary Program****</i>	\$2,858,300	\$2,858,300	\$0	\$18,308,115	\$7,500,000	\$0
<b>Federal Transit Authority (FTA) Funds</b>	<b>\$14,364,000</b>	<b>\$14,364,000</b>	<b>\$0</b>	<b>\$42,975,000</b>	<b>\$42,975,000</b>	<b>\$0</b>
<b>STATE AND LOCAL</b>						
<b>TransADE</b>	<b>\$198,000</b>	<b>\$198,000</b>	<b>\$0</b>	<b>\$594,000</b>	<b>\$594,000</b>	<b>\$0</b>
<b>Operations and Maintenance</b>	<b>\$10,895,000</b>	<b>\$10,895,000</b>	<b>\$0</b>	<b>\$32,685,000</b>	<b>\$30,000,000</b>	<b>\$2,685,000</b>
<i>State</i>	\$8,260,000	\$8,260,000	\$0	\$24,780,000	\$22,500,000	\$2,280,000
<i>County</i>	\$2,635,000	\$2,635,000	\$0	\$7,905,000	\$7,500,000	\$405,000
<b>State Fuel Tax****</b>	<b>\$5,832,205</b>	<b>\$0</b>	<b>\$5,832,205</b>	<b>\$17,496,615</b>	<b>\$728,000</b>	<b>\$22,600,820</b>
<i>City</i>	\$4,842,940	\$0	\$4,842,940	\$14,528,820	\$250,000	\$19,121,760
<i>County</i>	\$989,265	\$0	\$989,265	\$2,967,795	\$478,000	\$3,479,060
<b>HB473 Gas Tax Funds (BaRSSA)****</b>	<b>\$2,165,835</b>	<b>\$0</b>	<b>\$2,165,835</b>	<b>\$6,497,505</b>	<b>\$0</b>	<b>\$8,663,340</b>
<i>City</i>	\$1,802,055	\$0	\$1,802,055	\$5,406,165	\$0	\$7,208,220
<i>County</i>	\$363,780	\$0	\$363,780	\$1,091,340	\$0	\$1,455,120
<b>Total</b>	<b>\$85,892,982</b>	<b>\$61,465,441</b>	<b>\$24,427,541</b>	<b>\$219,713,775</b>	<b>\$161,508,542</b>	<b>\$82,632,774</b>

\* 2018-2022 Expected Funding is per the Great Falls Transportation Improvement Program FY 2018-2022.

\*\*2023-2038 Projected Funding is estimated based on past funding levels and is the best information available at this time. There is no guarantee that funding will be available in the future.

\*\*\*TA funds are allocated through a competitive process. Funding is not guaranteed and is dependent on availability.

\*\*\*\*Great Falls does not receive an annual allocation of MACI Discretionary funding. Funding is allocated based on need and is not guaranteed.



**R-13. 9<sup>th</sup> Street NW – NW Bypass to Central Ave W**

This roadway serves as an important north-south collector and is located in an urban setting. The roadway exhibits aging infrastructure. The roadway is very narrow and lacks consistent pedestrian facilities. Concerns have been expressed from the public on the removal of on-street parking along the route, especially closer to NW Bypass. Increased traffic on this roadway is expected so it is recommended that this roadway be reconstructed to a collector street standard.

- Estimated Cost: \$5,177,000

**R-14. Watson Coulee Road – NW Bypass to Vaughn Rd**

Aging infrastructure, lack of pedestrian facilities, traffic mixture, termini geometrics are noted as problems on Watson Coulee Road. This roadway generally has curb and gutter on both sides, but no sidewalks. The roadway surfacing is in varying states of deterioration. Reconstruction of this roadway to bring up to current standards would improve this north-south link on the western edge of the city limits. It is recommended that this roadway be reconstructed to a collector street standard.

- Estimated Cost: \$2,052,396

**R-15. City Sidewalk Infill – Various Locations**

Install missing segments of sidewalks and pedestrian ramps in existing, developed areas within the City of Great Falls.

- Estimated Cost: \$4,707,542

**TOTAL RECOMMENDED PROJECTS = \$43,866,938**

**4.4. ILLUSTRATIVE (UNFUNDED) PROJECTS**

System deficiencies and needs are often not fundable in the foreseeable future. However, funding opportunities often arise over time, often from unexpected sources. To be prepared to take advantage of such opportunities, the following list of projects is provided, with no identified funding source or schedule for construction/implementation. While the project costs have been estimated, most are presented in a year 2038 year-of-expenditure, using a 3% yearly inflation rate to reach year-of-expenditure. Such projects are included for illustration purposes only, and are not considered to be applicable components of the fiscal constraint requirements of the LRTP. However, it is likely that some of them will become funded at some point during the 20-year planning horizon even though no current source is known.

**I-1. 40<sup>th</sup> Avenue S – Upper River Rd to 13<sup>th</sup> St**

It is recommended that this piece of roadway be overlaid with new asphalt. This project was contained in the past transportation plan for Great Falls.

- Estimated Cost: \$2,926,000

**I-2. Franklin Avenue – Lower River Rd to 13<sup>th</sup> St**

It is recommended that this piece of roadway be overlaid with new asphalt. This project was contained in the past transportation plan for Great Falls.

- Estimated Cost: \$1,688,000

**I-3. Wilson Butte Road – Eden Rd to LRTP boundary**

It is recommended that poor sections on this piece of roadway be overlaid with new asphalt.

- Estimated Cost: \$2,251,000

ID	Location	Description	Length (miles)	Estimated Cost
SW-11	15th St N Railroad to River Drive	Large gaps on the east side of the street.	0.08	\$24,200
SW-12	15th St N 8th Ave N to 10th Ave N	Close gap in sidewalk as this path may eventually access River's Edge Trail. Large goat trails are already present.	0.1	\$30,000
SW-13	14th St N 8th Ave N to 12th Ave N	Large gaps on west side of roadway.	0.21	\$61,300
SW-14	NW Bypass Stuckey Road to 9th St NW	Install sidewalks on both sides of roadway, there are currently no sidewalks on this route.	0.74	\$220,200
SW-15	3rd Ave S 46th St S to 51st St S	Most of these lots are developed and may not redevelop. Sidewalks should be retrofitted.	0.22	\$65,900
SW-16	4th St S 15th Ave S to 13th Ave S	Gap in sidewalk exists over 3 parcels, two of which are already developed.	0.05	\$14,300
SW-17	4th St S 16th Ave S to 17th Ave S	Sidewalk gap along one side of residential lot.	0.01	\$2,800
SW-18	4th St S 17th Ave S to 18th Ave S	Sidewalk gap along one side of residential lot.	0.02	\$5,600
SW-19	23rd Ave NE Division Road to 4th St NE	Provides a sidewalk connection to Jaycee Park (pool) and helps get people from their cars to the front door. Also connects to new crosswalk.	0.19	\$56,100
SW-20	13th Ave S 5th St S to 7th St S	Sidewalk gaps exist and about half of corridor is already developed. This is low priority as the south side of the road already has sidewalks.	0.15	\$45,600
SW-21	7th St S 10th Ave S to 13th Ave S	Sidewalk gaps exists over developed parcels on both sides of the street. Will need some access control.	0.09	\$28,000
SW-22	13th Ave S 7th St S to 9th St S	Discontinuity in sidewalk in front of ERA American Horizon. Modifications should be made to make this continuous for pedestrians.	0.03	\$9,700
SW-23	5th Ave NW 9th St NW to 6th St NW	Complete sidewalks on both sides of the street.	0.17	\$49,800
SW-24	Various	Discontinuity in sidewalks in existing neighborhoods and commercial areas. Fill in gaps near schools, parks, commercial areas and neighborhoods within the City.	n/a	\$4,707,542

**TOTAL SIDEWALK PROJECTS: \$5,548,742**

### 5.3. BICYCLE IMPROVEMENTS

This section outlines potential active transportation facilities relative to shared lane markings, bike lanes, shared use paths, and other spot improvements. The recommendations are intended to encourage active living by residents and visitors and accommodate a variety of ability levels with particular emphasis on establishing a well-connected bicycling network that is comfortable and accessible to a wider range of the population. Priority issues and proposed recommendations are based on analysis of deficiencies, crash data, public input, and overall opportunities and constraints in the Great Falls area.

#### 5.3.1. Overview

Improving the on- and off-street bicycling network will provide cohesive connections between destinations and will contribute to the viability of the bicycle as a transportation mode choice. Although the existing roadway network does not preclude bicycle use, connectivity needs to be accounted for when considering bicycle features.

**Table 6: Comparison of LRTP Estimated Costs and Available Revenue (Planning Year 2038)**

Funding Source	2018-2022			2023-2038		
	Anticipated Funding*	Expenditures	Difference	Projected Funding**	Expenditures	Difference
<b>FEDERAL</b>						
<b>National Highway Performance Program</b>	<b>\$16,384,75</b>	<b>\$16,384,75</b>	<b>\$0</b>	<b>\$38,835,79</b>	<b>\$37,117,00</b>	<b>\$1,718,79</b>
<i>Interstate Maintenance (IM) and National Highway (NH)</i>	\$15,342,01	\$15,342,01	\$0	\$35,625,00	\$35,617,00	\$8,000
<i>National Highway Performance Bridge (NHPB)</i>	\$1,042,74	\$1,042,74	\$0	\$3,210,79	\$1,500,00	\$1,710,79
<b>Surface Transportation Program</b>	<b>\$15,936,33</b>	<b>\$12,190,07</b>	<b>\$3,746,26</b>	<b>\$42,534,10</b>	<b>\$24,600,00</b>	<b>\$21,680,36</b>
<i>Surface Transportation Program Urban Highways (STPU)</i>	\$10,523,20	\$6,776,94	\$3,746,26	\$21,456,13	\$10,723,00	\$14,479,39
<i>Urban Pavement Preservation Program (UPP)</i>	\$4,147,82	\$4,147,82	\$0	\$18,077,97	\$10,877,00	\$7,200,97
<i>Set-aside Program - Transportation Alternatives (TA)***</i>	\$1,265,30	\$1,265,30	\$0	\$3,000,00	\$3,000,00	\$0
<b>Highway Safety Improvement Program (HSIP)</b>	<b>\$3,086,31</b>	<b>\$3,086,31</b>	<b>\$0</b>	<b>\$7,500,00</b>	<b>\$7,500,00</b>	<b>\$0</b>
<b>Congestion Mitigation and Air Quality Improvement Program</b>	<b>\$17,030,53</b>	<b>\$4,347,30</b>	<b>\$12,683,23</b>	<b>\$41,403,87</b>	<b>\$17,994,54</b>	<b>\$23,409,32</b>
<i>Montana Air and Congestion Initiative (MACI) - Guaranteed Program</i>	\$14,172,23	\$1,489,00	\$12,683,23	\$23,095,75	\$10,494,54	\$23,409,32
<i>Montana Air and Congestion Initiative (MACI) - Discretionary</i>	\$2,858,30	\$2,858,30	\$0	\$18,308,11	\$7,500,00	\$0
<b>Federal Transit Authority (FTA) Funds</b>	<b>\$14,364,00</b>	<b>\$14,364,00</b>	<b>\$0</b>	<b>\$42,975,00</b>	<b>\$42,975,00</b>	<b>\$0</b>
<b>STATE AND LOCAL</b>						
<b>TransADE</b>	<b>\$198,000</b>	<b>\$198,000</b>	<b>\$0</b>	<b>\$594,000</b>	<b>\$594,000</b>	<b>\$0</b>
<b>Operations and Maintenance</b>	<b>\$10,895,00</b>	<b>\$10,895,00</b>	<b>\$0</b>	<b>\$32,685,00</b>	<b>\$30,000,00</b>	<b>\$2,685,00</b>
<i>State</i>	\$8,260,00	\$8,260,00	\$0	\$24,780,00	\$22,500,00	\$2,280,00
<i>County</i>	\$2,635,00	\$2,635,00	\$0	\$7,905,00	\$7,500,00	\$405,000
<b>State Fuel Tax****</b>	<b>\$5,832,20</b>	<b>\$0</b>	<b>\$5,832,20</b>	<b>\$17,496,61</b>	<b>\$5,343,00</b>	<b>\$22,600,82</b>
<i>City</i>	\$4,842,94	\$0	\$4,842,94	\$14,528,82	\$250,000	\$19,121,76
<i>County</i>	\$989,265	\$0	\$989,265	\$2,967,79	\$478,000	\$3,479,06
<b>HB473 Gas Tax Funds (BaRSSA)****</b>	<b>\$2,165,83</b>	<b>\$0</b>	<b>\$2,165,83</b>	<b>\$6,497,50</b>	<b>\$0</b>	<b>\$8,663,34</b>
<i>City</i>	\$1,802,05	\$0	\$1,802,05	\$5,406,16	\$0	\$7,208,22
<i>County</i>	\$363,780	\$0	\$363,780	\$1,091,34	\$0	\$1,455,12
<b>TOTAL</b>	<b>\$85,892,982</b>	<b>\$61,465,441</b>	<b>\$24,427,541</b>	<b>\$219,713,775</b>	<b>\$161,508,542</b>	<b>\$82,632,774</b>

\*2018-2022 Expected Funding is per the Great Falls Transportation Improvement Program FY 2018-2022.

\*\*2023-2038 Projected Funding is estimated based on past funding levels and is the best information available at this time. There is no guarantee that funding will be available in the future.

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\*\*\*\*Great Falls does not receive an annual allocation of MACI Discretionary funding. Funding is allocated based on need and is not guaranteed.

Illustrative projects do not have definite funding sources within the timeframe of the Plan. Therefore, these projects are not included in the summary for the purposes of fiscal constraint. As agencies review needs, identify new funding sources and plan projects, the long-range project list should be used as a guide for new projects.

By viewing the financial summary above and the projects recommendations, it is clear that it will be important to clearly identify the projects that are considered to have the highest priority through the already established Transportation Improvement Program (TIP) and Capital Improvement Program (CIP) processes. The mechanism for doing this is already in place through the Technical Advisory Committee (TAC) and the Policy Coordinating Committee (PCC).

This LRTP is fiscally responsible in that traditional funding programs, targeted to be utilized for the majority of the projects within the Great Falls area, are identified, available and likely to be funded at current or slightly smaller levels than in past years.

ID	Name	Description	Funding Source	YOE	Estimated Cost
P11	City Pavement Preservation Activities	Mill, overlay, seal & cover, chip seal, striping	UPP	2018-2022	\$2,500,00
				2023-2038	\$7,500,00
<b>ANNUAL PROGRAM TOTAL</b>					<b>\$161,075,445</b>

### 7.3. FUNDING OF RECOMMENDED PROJECTS

The recommended improvements are listed in the Facility Recommendations Memorandum. The projects typically allow maximum flexibility by the local government in implementing the various improvements. Assigning priority for the recommended projects is complicated by the fact that the State, city, and county all maintain jurisdiction over various portions of the street network where projects are proposed. Therefore, each of these entities may have separate priorities for implementing projects under their respective jurisdictions. Recommended improvement projects are summarized and shown in Table 4.

**Table 5: Recommended Projects**

ID	Name	Description	Funding Source	YOE	Estimated Cost
R1	River Drive N – 15th St N to 25th St N	Reconstruct to three-lane arterial and improvements to 25 <sup>th</sup> St N intersection	NHPP	Beyond 2022	\$7,500,000
			HSIP		\$3,000,000
			MACI		\$3,000,000
			STPU		\$1,000,000
R2	Fox Farm Intersection Improvements	Install dual eastbound left-turn lanes	MACI	Beyond 2022	\$100,000
R3	Signal Modifications/Upgrades/Roundabout Control	Upgrade all signal heads in the City	MACI	Beyond 2022	\$270,000
R4	Central Avenue W – 3rd St NW to 1st Ave N	Restriping and intersection modifications	NHPP	Beyond 2022	\$867,000
R5	26th Street S – 24th Ave S to 33rd Ave S	Flatten fill slopes on 26th St S and install 4-way stop control at intersection of 26th St S and 33rd Ave S	COUNTY	Beyond 2022	\$478,000
R6	Central Avenue / 9th Street Intersection	Modify intersection	MACI	Beyond 2022	\$17,000
R7	25th Street S – 10th Ave S to 11th Ave S	Modify to one-way in southbound direction	STPU	Beyond 2022	\$23,000
R8	25th Avenue NE – Old Havre Hwy to 15th St N	Several improvements to improve safety and operations	STPU	Beyond 2022	\$338,000
R9	Emerson Junction Feasibility Study	Secure local project sponsor to fund an operational analysis/feasibility study of the	CITY	Beyond 2022	\$250,000
R10	Gore Hill Interchange with Southbound Auxiliary Lane	Install additional traffic control at interchange and construct southbound auxiliary lane	NHPP	Beyond 2022	\$4,750,000
			HSIP		\$2,250,000
			MACI		\$2,400,000
			NHPB		\$1,500,000
R11	Fox Farm Road – Alder Dr to Park Garden Rd	Restripe to four-lane facility	STPU	Beyond 2022	\$810,000
R12	Giant Springs Road – Hatchery to Rainbow Dam	Overlay with new asphalt and widen	UPP	Beyond 2022	\$3,377,000
R13	9th Street NW – NW Bypass to Central Ave W	Reconstruct to collector	STPU	Beyond 2022	\$5,177,000
R14	Watson Coulee Road – NW Bypass to Vaughn Rd	Reconstruct to collector	STPU	Beyond 2022	\$2,052,396
R15	City Sidewalk Infill	Install missing sidewalks and ADA ramps	MACI (CMAQ)	Beyond 2022	\$4,707,542
<b>TOTAL RECOMMENDED PROJECTS</b>					<b>\$43,866,938</b>

Considerations for setting priorities for the recommended projects would include safety, cost of the project, availability of alternate funding, availability of right-of-way, ease of implementation, and community interest. Implementation of the projects, beginning with the projects that have the greatest need and available financing, will continue until all projects are completed.