



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
February 04, 2020
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

PROCLAMATIONS

1. Career & Technical Education Month for Great Falls Public Schools and Scouting Anniversary Week.

PETITIONS AND COMMUNICATIONS

(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and address for the record.)

2. Miscellaneous reports and announcements.

NEIGHBORHOOD COUNCILS

3. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

- [4.](#) Reappointment to the Board of Adjustment/Appeals.
- [5.](#) Appointment to the Tourism Business Improvement District Board
6. Miscellaneous reports and announcements from Boards and Commissions.

CITY MANAGER

7. Miscellaneous reports and announcements from City Manager.

CONSENT AGENDA

The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.

- [8.](#) Minutes, January 21, 2020, Commission Meeting.
- [9.](#) Total Expenditures of \$1,800,379 for the period of January 1, 2020 through January 22, 2020, to include claims over \$5000, in the amount of \$1,556,186.
- [10.](#) Contracts List.

11. Set a public hearing for February 18, 2020 on Resolution 10329, Establishing golf fees for the 2020 golf season.

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

ORDINANCES / RESOLUTIONS

12. Resolution 10328, Requesting distribution of Bridge and Road Safety and Accountability Act (BaRSAA) Funds. *Action: Adopt or deny Res. 10328. (Presented by Jim Rearden)*
13. Ordinance 3200, repealing and replacing Title 17, Chapter 36 of the Official Code of the City of Great Falls (OCCGF) pertaining to parking, and reserving Chapters 33 through 35. *Action: Accept or not accept Ord. 3200 on first reading and (set/not set) a public hearing for March 3, 2020. (Presented by Craig Raymond)*
14. Ordinance 3213, Amending Title 15 of the Official Code of the City of Great Falls (OCCGF): Pertaining to Buildings and Construction. *Action: Accept or not accept Ord. 3213 on first reading and (set/not set) second reading for February 18, 2020. (Presented by Sara Sexe)*

CITY COMMISSION

15. Miscellaneous reports and announcements from the City Commission.
16. Commission Initiatives.

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.

Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.



Item: Reappointment to the Board of Adjustment/Appeals
From: City Manager's Office
Initiated By: City Commission
Presented By: City Commission
Action Requested: Reappoint one member to the Board of Adjustment/Appeals

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (reappoint/ not reappoint) Krista Smith to the Board of Adjustment/Appeals for a three-year term through September 30, 2022.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Recommendation: It is recommended that the City Commission consider reappointing Krista Smith to the Board of Adjustment/Appeals for a three-year term through September 30, 2022.

Summary: Ms. Smith was appointed to the Board of Adjustment/Appeals in September 2015 for the remainder of a term through September 30, 2016 and reappointed for her first three-year term on November 15, 2016. She is interested and eligible to serve a second full three-year term.

During their Meeting on January 9, 2020 the Board of Adjustment recommended the reappointment of Ms. Smith.

Background: The Board of Adjustment/Appeals consists of five members appointed by the City Commission. The Board hears and decides appeals regarding zoning, housing, and building codes and ordinances; hears and decides, requests for variances from standards set forth in zoning ordinances; hears and decides all other matters referred to the Board regarding zoning, housing, and building ordinances. Members serve three-year terms and, per Municipal Code, must reside within the City limits.

The International Building Code requires the Board of Adjustment's membership to be qualified by experience and training to pass on matters pertaining to building construction. The International Mechanical Code requires the Board of Adjustment's membership to include registered design professionals with structural engineering, electrical engineering, and architectural experience.

Continuing members of this board are:

	Terms
Jule Stuver	10/7/14 – 9/30/20
Joe McMillen	10/2/18 – 9/30/21
Kyle Palagi	4/19/16 – 9/30/20
Aspen Northerner	10/2/18 – 9/30/21

Alternatives: The Commission could choose not to reappoint Ms. Smith and advertise to seek other citizen interest for the vacancy.



Item: Appointment to the Tourism Business Improvement District Board
From: City Manager's Office
Initiated By: City Commission
Presented By: City Commission
Action Requested: Appoint one member to the Tourism Business Improvement District Board of Trustees

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (appoint/not appoint) Peggy O’Hare-Becker to the Tourism Business Improvement District Board of Trustees for the remainder of a four-year term through June 30, 2021.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Recommendation: It is recommended that the City Commission appoint Peggy O’Hare-Becker to the Tourism Business Improvement District (TBID) Board of Trustees for the remainder of a four-year term through June 30, 2021.

Summary: Malissa Hollan began serving on the TBID Board in December of 2009. Her current term is from July 1, 2017 through June 30, 2021. She tendered her letter of resignation on November 5, 2019. The Board Liaison, Rebecca Engum, sent out letters to all property owners within the TBID district seeking interested candidates. One application was received from Ms. O’Hare-Becker.

Background:

Purpose

The Tourism Business Improvement District (TBID) was established by Resolution 9792 on December 2, 2008 and recreated by Resolution 10222 on February 6, 2018 for an additional ten years. Its overall purpose is to utilize tax dollars through the TBID assessment and direct those monies to be used for the purpose of promoting tourism, conventions, trade shows, and travel to the City of Great Falls. Trustees must be an owner of property within the TBID or their assignee.

Continuing members of this board are:

Becky Amaral-Miller	7/3/12 – 6/30/20
Robert Dompier	7/19/16 – 6/30/23
Sandra Johnson-Thares	8/21/18 – 6/30/23
Scott Schull	5/3/11 – 6/30/22
David Buckingham	10/17/17 – 6/30/21
Laurie Price-Manning	10/18/14 – 6/30/20

Concurrences: At its January 16, 2020 Board of Trustees meeting, the TBID Board recommended the appointment of Peggy O’Hare-Becker.

Alternatives:

Seek alternative applications.

Attachments:

Application


Recommendation Letter



**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)**

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: TBID		Date of Application: 12/22/19
Name: PEGGY O'HARE-BECKEL		
Home Address: 1208 6th Ave No.		Email address: Midtownperkins@aol.com
Home Phone: (406) 590-0750	Work Phone: (406) 453-2411	Cell Phone:
Occupation: Owner / Manager	Employer: Midtown Motel & Rooms	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)		
Related experiences or background: I have been in the hospitality industry for 20+ years. A life long resident of Great Falls.		
Educational Background: High School Diploma from GFHS Bachelor's Degree in Accounting w/ a minor in University of Psychology from College of Great Falls - now known as Providence		
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:		
Previous and current service activities: Serving on the Board of Directors of GF CVB for the past 3 years Presently Secretary of GF Lodging Assoc.		
Previous and current public experience (elective or appointive):		
Membership in other community organizations: I have been a CASA Volunteer for almost 20 years		

Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?	
Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?	
Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?	
Are you currently serving on a Board? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, which board? <i>GFCVB, GFLA</i>	
Please describe your interest in serving on this board/commission? <i>My husband and I are residents of Great Falls and own a small hotel and restaurant.</i>	
Please describe your experience and/or background which you believe qualifies you for service on this board/commission?	
Additional comments:	
Signature 	Date: <i>12/20/19</i>

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

Return this form to:
City Manager's Office
P.O. Box 5021
Great Falls, MT 59403

Fax:
(406) 727-0005

Email:
kartis@greatfallsmt.net



16 January 2020

Great Falls Mayor and Great Falls City Commissioners
City of Great Falls Montana
P O Box 5021
Great Falls MT 59403

Mayor and Commissioners:

The Great Falls Montana Tourism Business Improvement District (TBID) Board of Trustees through unanimous consensus would like to recommend that Peggy O'Hare-Becker be appointed as trustee to the Great Falls Montana Tourism Business Improvement District for the remaining term vacated by Malissa Hollan, which would end 6/30/2021.

Peggy O'Hare-Becker is with the MidTown Motel and is:

1. Owner of land within the geographic area of the TBID
2. Committed to the well-being of the TBID
3. Respected citizen and leader
4. Able to work effectively as part of a group
5. Competent in an area of value to achieve objectives of the TBID
6. Able to maintain a commitment for the term of appointment
7. Balances board in terms of representation of large, medium and small hotel properties

Ms. O'Hare-Becker has served on the Convention and Visitors Bureau Board of Directors and serves on the Great Falls Area Lodging Association. There were no other candidates to consider, Ms. O'Hare-Becker was the sole applicant for our request to fill the opening. Great Falls Montana Tourism mailed letters, sent an email, and made phone calls to encourage applications. Thank you for your consideration.

Sincerely,

A black rectangular redaction box covers the signature of Rebecca Engum.

Rebecca Engum
Executive Director

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

Regular City Commission Meeting

Mayor Kelly presiding

CALL TO ORDER: 7:00 PM

Commission Chambers Room 206

PLEDGE OF ALLEGIANCE

ROLL CALL/STAFF INTRODUCTIONS: City Commission members present: Bob Kelly, Mary Sheehy Moe, Owen Robinson, Tracy Houck and Rick Tryon. Also present were the City Manager Greg Doyon and Deputy City Manager Chuck Anderson; Deputy City Clerk Darcy Dea; Public Works Director Jim Rearden; Planning and Community Development Director Craig Raymond; Finance Director Melissa Kinzler; Park and Recreation Director Steve Herring; Assistant City Attorney Joe Cik; and, Police Chief Dave Bowen.

AGENDA APPROVAL: City Manager Greg Doyon noted that a clerical error was corrected for Item 7 that was updated after original posting and updated on the website. He requested that Agenda Item 10 be pulled from the Consent Agenda for consideration at a later time. There were no changes to the Agenda by the Commission. The City Commission approved the Agenda as amended.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

1. PROCLAMATIONS

Commissioner Moe read a proclamation for National Catholic Schools Week (January 26 – February 1, 2020), and Commissioner Robinson read a proclamation for Black History Month (February 2020).

PETITIONS AND COMMUNICATIONS

2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Kevin Westie, 602 35th Street North, urged the Commission to stop focusing on saving the planet and start focusing on issues in the City.

Brett Doney, Great Falls Development Authority, 405 3rd Street NW, Suite 203, extended an invitation for the Livability Magazine Launch event, January 22, 2020, 4:30 p.m. in the Hub at Great Falls High School.

Gary Prinzing, 1826 7th Avenue North, read and provided a prepared statement wherein he suggested that the City proceed into the 21st century by developing a citywide recycling program.

Mayor Kelly explained that February 18, 2020 is the Public Hearing for Resolution 10324 and that recycling issues are an ongoing discussion amongst City staff.

NEIGHBORHOOD COUNCILS

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Eric Ray, Neighborhood Council 5, 3401 15th Avenue South, reported that all nine Neighborhood Councils have signed a resolution requesting that the City evaluate the impacts and report its findings to the community with regard to the Friesen Cheese Plant and the proposed Madison Food Park slaughterhouse.

Referring to Mr. Ray's comments, Mayor Kelly pointed out that more discussion on this topic could take place at the Council of Councils meeting on January 28, 2020.

Commissioner Moe explained that other communities with food processing plants are not comparable to the proposed Madison Food Park slaughterhouse. The proposed slaughterhouse processes three animals, whereas other plants process one animal. She pointed out that the City has not been idle with regard to the impacts of the proposed Madison Food Park slaughterhouse. Three cities were contacted to get information about studies; however, no studies were performed. A study would provide important information to the City as well as at the State level.

Commissioner Moe announced that she would provide a proposal at the January 28, 2020 Council of Councils meeting.

BOARDS & COMMISSIONS

4. REAPPOINTMENT/APPOINTMENT TO THE REGIONAL AIRPORT AUTHORITY BOARD.

Commissioner Robinson moved, seconded by Commissioner Moe, that the City Commission reappoint Vincent Bakke to the Great Falls Regional Airport Authority Board for a second three-year term through December 31, 2022.

Written correspondence in support of reappointing Vince Bakke was received from the Great Falls Regional Airport Authority Board members Casey Lalonde and Tony Aretz.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Commissioner Moe commented that Mr. Bakke brings an important perspective to the Airport Authority and that he will continue to serve the City well.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

Commissioner Moe moved, seconded by Commissioner Robinson, that the City Commission appoint Richard Gibbs to the Great Falls Regional Airport Authority Board for a three-year term through December 31, 2022.

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Mayor Kelly explained that the interview process for the four applicants was extensive and the Commission has not discussed the results of the interviews from the January 21, 2020 Special Work Session meeting.

Commissioner Moe commented that she was impressed with all of the applicants; however, Mr. Gibbs has knowledge of the aviation industry and is well suited to provide another view of the Federal Aviation Administration (FAA). She concluded that Mr. Gibbs is aware of recusing himself from possible conflicts of interest.

Commissioner Robinson concurred with Commissioner Moe's comments and added that Mr. Gibbs has the ability to ask the right questions.

Referring to a December 23, 2019 electronic mail from John Faulkner, Commissioner Tryon expressed reservations about Mr. Gibb's position as Senior Manager at Avmax, and the lease for Avmax expiring.

He suggested the alternative would be to appoint Mr. Keith Duncan.

Mayor Kelly commented that he is confident that Mr. Gibbs would recuse himself of any potential conflicts of interest.

He noted that he would not want to lose Mr. Gibb's qualifications.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 4-1 (Commissioner Tryon dissenting).

5. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.

Commissioner Robinson provided a 2020 Census FAQ handout and explained that getting the word out about the Census is important so that citizens understand the advocacy portion for the Census.

CITY MANAGER

6. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon reported on the following:

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

- Great Falls Fire Rescue (GFFR) responded to two house fires last week that are currently under investigation by the Cascade County Sheriff's Department. GFFR has responded to nine fires since January 1, 2020.
- Great Falls Fire Chief Steve Hester will be retiring on May 1, 2020.
- Manager Doyon attended a Montana League of Cities and Towns (MLCT)/Montana Municipal Interlocal Authority (MMIA) City Managers meeting on January 16, 2020 in Helena.
- A Development Review Town Hall Meeting was held January 8, 2020, to discuss topics related to the development review process. Areas of concerns include: relocating Public Works Engineers to the Planning and Community Development Department without utilizing general funds, and the flat fee associated with engineering fees.
- New business developments were announced at the Ignite 2020 event on January 10, 2020.
- At the January 21, 2020 Work Session, Colonel Jennifer Reeves with the Malmstrom Air Force Base (MAFB) discussed a primary concern for MAFB is housing. Manager Doyon is pursuing to compose a forum sponsored by the Association of Defense Communities to discuss community-based housing challenges.
- Manager Doyon, Mayor Kelly and Brett Doney with the GFDA met with a representative from GK Development, owners of the Holiday Village Mall, to discuss construction cost challenges, and different ways to utilize the property to accommodate retailers.
- Manager Doyon met with the new appointed Cascade City-County health officer Trisha Gardner.
- The Council of Councils will meet on January 28, 2020 and City 101 is scheduled for January 29, 2020.
- Manager Doyon will be out of the office on January 23 and 24, 2020 for meetings with MMIA in Helena.

CONSENT AGENDA.

7. Minutes, January 7, 2020, Commission Meeting.
8. Total Expenditures of \$4,871,875 for the period of December 24, 2019 through January 8, 2020, to include claims over \$5000, in the amount of \$4,665,092.
9. Contracts List.
10. Accept the bid and approve the Professional Services Agreement with Advanced Engineering and Environmental Services (AE2S) for the Water Plant's Supervisory Control and Data Acquisition (SCADA) Upgrades as outlined in the Scope of Services for \$101,700.
11. Approve the Professional Service Agreement with Sanderson Stewart for \$92,700 to prepare the North Great Falls Sub-Area Transportation Study. **OF 1756.0**

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

12. Set a public hearing for February 18, 2020 on Resolution 10324, Establishing Residential and Commercial Sanitation Service Collection Rates Effective March 1, 2020.

Commissioner Moe moved, seconded by Commissioner Houck, that the City Commission approve the Consent Agenda as presented with the exception of Item 10, which has been removed.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

PUBLIC HEARINGS

13. **RESOLUTION 10327, A RESOLUTION DECLARING A CONDITION ON CERTAIN PROPERTY LOCATED AT 804 4TH AVENUE SOUTHWEST, S11, T20, R03 E, BLOCK 549, LOT 005, CASCADE COUNTY, MONTANA, A NUISANCE, ORDER THE NUISANCE BE ABATED AND AUTHORIZE CITY STAFF TO FORCE ABATEMENT IF NECESSARY.**

Park and Recreation Director Steve Herrig reported that on August 19, 2019, upon determination that there was standing dead wood, the City's Diseased Elm Inspector tagged the dead Elm tree for removal at 804 4th Avenue Southwest. The tree is located on the east side of the property, within the fenced property line and the east side of the building. On September 27, 2019, Park and Recreation Forester Todd Seymanski issued a notification to remove the diseased Elm tree to Tom Wilson at 804 4th Avenue Southwest. On October 7, 2019, Tom Wilson responded in writing stating he would like to appeal the notice, citing he was not certain the tree was located on his property and that the tree may have died from chemicals in the soil.

Subsequently, Park and Recreation Director Steve Herrig spoke to Tom Wilson on the phone twice regarding the issue. On December 5, 2019, Director Herrig issued a letter to Mr. Wilson outlining the Official Code of the City of Great Falls (OCCGF) provisions and the process conducted to date; summarizing that the GIS mapping shows the tree is located on said property. Additionally, the letter stated that Mr. Wilson had 10 days as of the date the notice was mailed to commence the required action, and 30 days to complete the requirements, or to provide proof of substantial compliance. No action was taken to remove the dead tree from the property.

On January 2, 2020, Director Herrig sent a letter to Tom Wilson advising him that a public hearing was scheduled for January 21, 2020. Director Herrig concluded that all notifications and letters were sent by certified mail and were signed for by Mr. Wilson.

Mayor Kelly received clarification that City staff is the applicant, not Mr. Wilson.

Mayor Kelly asked if the Commission had any questions of staff. Hearing none, Mayor Kelly declared the public hearing open.

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

No one spoke in support of or in opposition to Resolution 10327.

Mayor Kelly closed the public hearing and asked the will of the Commission.

Commissioner Tryon moved, seconded by Commissioner Moe, that the City Commission adopt Resolution 10327, declaring a condition on certain property located at 804 4th Avenue Southwest, S11, T20, RO3 E, Block 549, Lot 005, Cascade County, Montana, a Nuisance, order the Nuisance be abated and authorize City staff to force abatement if necessary.

Mayor Kelly asked if there was any further discussion amongst the Commissioners.

Commissioner Robinson received clarification that Mr. Wilson was aware that he had the opportunity to hire a surveyor at his own expense.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

14. INTERLOCAL AGREEMENT BETWEEN STATE OF MONTANA DEPARTMENT OF JUSTICE (MT DOJ) AND THE CITY OF GREAT FALLS.

Police Chief Dave Bowen reported that the proposed Interlocal Agreement with the City of Great Falls provides the Montana Department of Justice (MT DOJ) suitable and secure space in its existing facilities for communication system elements. These facilities include certain sites owned by Cascade County facilities located at Pacific Steel and Flying J. The City has a separate Interlocal Agreement (dated January 21, 2020) with Cascade County to access equipment, operate and maintain these sites. The City of Great Falls will provide the MT DOJ with access to the system elements, as necessary for both routine and emergency maintenance.

The purpose of the Agreement is to establish the terms and conditions related to MT DOJ's ownership, installation, and maintenance of certain discrete elements of the System to be housed and utilized by the City of Great Falls, alongside the City of Great Falls 911's own communications systems. These System components will be critical in the administration of the Statewide Public Safety Communications System.

The Agreement would enable the City to continue to use the statewide communications system and will improve the performance and overall reliability of the system. The upgrade is consistent with what is occurring across other locations in the state.

Commissioner Houck moved, seconded by Commissioner Robinson, that the City Commission approve the Interlocal Agreement with the State of Montana Department of

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

Justice pursuant to Mont. Code Ann. Title 7, Chapter 11, Part 1 and fulfill the necessary infrastructure upgrades to the Statewide Public Safety Communications System.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Manager Doyon commended Chief Bowen for his efforts developing a good relationship with the County. He reiterated that the agreement requires a financial commitment from the City; however, having the state's involvement in the project will help offset the cost. Manager Doyon recommended using non-voting general obligation debt to address the deficiencies in the radio system.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

15. INTERLOCAL AGREEMENT BETWEEN CASCADE COUNTY AND THE CITY OF GREAT FALLS TO UTILIZE CASCADE COUNTY TOWER SITES.

Police Chief Dave Bowen reported that the City acknowledges that Cascade County expends \$7,500 each fiscal year for utilities at the Sites, which are necessary to support the Communications systems and exclusively benefit the City. The City shall provide Cascade County with an off-setting credit in the amount of \$7,500 each fiscal year to Cascade County's 911 (PSAP) and dispatch services budget.

The agreement also allows the City to leverage the money committed by the state over the next eight years for equipment, warranty, and maintenance, totaling over \$800,000. This is the first step in a large upgrade needed in the communications system. The next steps will require the City to replace the remaining outdated equipment at the radio sites, and the end users mobile and portable radios.

Commissioner Robinson moved, seconded by Commissioner Houck, that the City Commission approve the Interlocal Agreement with Cascade County for the utilization of the Pacific Steel & Recycling and Flying J, Inc. radio towers.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Referring to page 3, section 5 of the agreement, Commissioner Moe received clarification that the \$7,500 off-setting credit was a request from the County to credit its 911 bill.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

ORDINANCES/RESOLUTIONS

16. RESOLUTION 10330, A RESOLUTION DECLARING THAT THE DESIGN REVIEW BOARD MEMBER TERMS BE TOLLED FOR THE PERIOD OF NOVEMBER 7, 2018 TO DECEMBER 3, 2019.

Assistant City Attorney Joe Cik reported that on November 7, 2018 the City Commission adopted Resolution 10256, which temporarily suspended the Great Falls Design Review Board (DRB) meetings and review requirements for a period of 180 days.

On June 4, 2019, the Commission adopted Resolution 10297, which suspended the DRB an additional 180 days.

On December 3, 2019, the Commission adopted Resolution 10321, which amended the DRB's review process and placed limitations on what the DRB could substantively review in the development application process.

Because the DRB had been in suspended status for so long, there is now a danger that two of the five members of the Board may term off the Board at the end of March 2020 and another member is scheduled to term off immediately. In order to retain two members, Staff is recommending the City adopt the Resolution under consideration. Resolution 10330 would toll the expiration of the DRB members' terms during the period of the DRB's suspended status. This will allow the DRB to continue with its current membership.

Commissioner Moe moved, seconded by Commissioner Houck, that the City Commission adopt Resolution 10330.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Commissioner Tryon explained that he is voting against Resolution 10330 because several development stakeholders have expressed opposition to the DRB, and added that he agrees with their opposition. He noted that voting against Resolution 10330 has nothing to do with the quality or actions of the current Board members.

Commissioner Tryon explained that the DRB will no longer offer free advice because of the proposed fee, and commented that the fee is an onerous cost put on the development community.

He requested that the necessity of the DRB be revisited in the near future.

Commissioner Houck expressed support of Resolution 10330 and opined that if the two members were termed off the Board, it could put the community in jeopardy.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 4-1 (Commissioner Tryon dissenting).

JOURNAL OF COMMISSION PROCEEDINGS
January 21, 2020

CITY COMMISSION

17. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Kelly announced that the City is actively working on coming up with a date to hold a public safety forum with regard to the recent violent incidents that have occurred in the community.

18. COMMISSION INITIATIVES.

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Moe moved, seconded by Mayor Kelly, to adjourn the regular meeting of January 21, 2020, at 8:23 p.m.**

Motion carried 5-0.

Mayor Kelly

Deputy City Clerk Darcy Dea

Minutes Approved: February 4, 2020



ITEM: \$5,000 Report
 Invoices and Claims in Excess of \$5,000

PRESENTED BY: Finance Director

ACTION REQUESTED: Approval with Consent Agenda

LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT
<http://greatfallsmt.net/finance/checkregister>

TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$5000:

ACCOUNTS PAYABLE CHECK RUNS FROM JANUARY 9, 2020 - JANUARY 22, 2020	1,746,191.79
MUNICIPAL COURT ACCOUNT CHECK RUN FOR JANUARY 1, 2020 - JANUARY 17, 2020	54,186.88
TOTAL: \$	<u>1,800,378.67</u>

GENERAL FUND

FIRE

L N CURTIS	GLOBE SUPRALITE STRUCTURE BOOTS	5,340.00
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PARK & RECREATION

BOBCAT COMPANY	LT44 TRENCHER (SPLIT AMONG FUNDS)	3,381.64
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SPECIAL REVENUE FUND

SUPPORT & INNOVATION

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT	DECEMBER 2019 BID ASSESSMENT TAX DISTRIBUTION	23,923.91
GREAT FALLS TOURISM BUSINESS IMPROVEMENT DISTRICT	DECEMBER 2019 TBID ASSESSMENT DISTRIBUTION	31,167.00

STREET DISTRICT

CRAPO LTD	300 TONS OF ROAD SALT	24,181.68
UNITED MATERIALS OF GREAT FALLS	OF 1554.4 S GTF STORM DRAIN IMPROV (SPLIT AMONG FUNDS)	49,500.00
UNITED MATERIALS OF GREAT FALLS	OF 1679.7 ENCINO DR/GRANDE VISITA 2 ST REPAIRS PHASE 1	27,235.32

LIBRARY

MCKINSTRY ESSENTION LLC	AIR HANDLER REPLACEMENT (SPLIT AMONG FUNDS)	231,377.79
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PERMITS

CDW GOVERNMENT	I PADS FOR PCD	7,771.74
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ENTERPRISE FUNDS

SEWER

VEOLIA WATER NORTH AMERICA	INDUSTRIAL PRETREATMENT SAMPLES	7,749.05
VEOLIA WATER NORTH AMERICA	PROCESS WATER STRAINERS INSTALL	114,182.60

STORM DRAIN

UNITED MATERIALS OF GREAT FALLS	OF 1554.4 S GTF STORM DRAIN IMPROV (SPLIT AMONG FUNDS)	52,918.07
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INTERNAL SERVICES FUND

INSURANCE & SAFETY

MCKINSTRY ESSENTION LLC	AIR HANDLER REPLACEMENT (SPLIT AMOUNG FUNDS)	65,000.00
MONTANA MUNICIPAL INTERLOCAL AUTHORITY	NOV 2019 MONTHLY DEDUCTABLE RECOVERY	9,797.33
MONTANA MUNICIPAL INTERLOCAL AUTHORITY	DEC 2019 MONTHLY DEDUCTABLE RECOVERY	17,001.50

FINANCE

DATAPROSE LLC	DECEMBER 2019 BILLING & STATEMENT PRINTING	12,408.22
TYLER TECHNOLOGIES INC	IMPLEMENTATION SERVICES	12,931.96

INFORMATION TECHNOLOGY

DELL MARKETING LP	POWER EDGE R7415 STORAGE SERVER	11,092.55
HIGH POINT NETWORKS LLC	SWITCH UPGRADES	30,700.98
HIGH POINT NETWORKS LLC	ANNUAL MITEL MAINTANCE	13,406.40

CENTRAL GARAGE

BOBCAT COMPANY	LT44 TRENCHER (SPLIT AMONG FUNDS)	4,000.00
MOUNTAIN VIEW CO-OP	FUEL	26,585.17

CC FACILITY SERVICES

MR GREEN LANDSCAPE SOLUTIONS	ICE MELT & SNOW REMOVAL DEC 2019	5,420.00
A T KLEMENS INC	COURT & COURT OFFICE HVAC UPGRADE	35,966.05

TRUST AND AGENCY

PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	49,432.00
ICMA RETIREMENT TRUST	EMPLOYEE CONTRIBUTIONS	8,438.30
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	57,265.21
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	71,185.05
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	130,331.87
POLICE SAVINGS & LOAN	EMPLOYEE CONTRIBUTIONS	11,768.00
US BANK	FEDERAL TAXES, FICA & MEDICARE	205,696.42
AFLAC	EMPLOYEE CONTRIBUTIONS	9,623.86
NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE CONTRIBUTIONS	16,076.33
WSCFF EMPLOYEE BENEFIT TRUST	EMPLOYEE CONTRIBUTIONS	6,400.00
WAGeworks	EMPLOYEE CONTRIBUTIONS	6,512.91

UTILITY BILLS

ENERGY KEEPERS INC	ENERGY CHARGES FOR DECEMBER 2019	65,286.00
EMERGY WEST RESOURCES INC	DEC 2019 NATURAL GAS CHARGES	25,231.54
HIGH PLAINS LANDFILL	DEC 2019 SANITATION SERVICE	69,899.52

CLAIMS OVER \$5000 TOTAL: \$ 1,556,185.97

CITY OF GREAT FALLS, MONTANA

AGENDA: 10

COMMUNICATION TO THE CITY COMMISSION

DATE: February 4, 2020

ITEM: CONTRACTS LIST
Itemizing contracts not otherwise approved or ratified by City Commission Action
(Listed contracts are available for inspection in the City Clerk’s Office.)

PRESENTED BY: Lisa Kunz, City Clerk

ACTION REQUESTED: Ratification of Contracts through the Consent Agenda

MAYOR’ S SIGNATURE: _____

CONTRACTS LIST

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
A	Public Works/ Engineering	Falls Mechanical Services LLC	02/04/2020 – 06/30/2021	NA	Amendment No. 1 to Professional Services Agreement for Fire Stations 1-4 Rehabilitation Phase II project to extend the term of the agreement OF 1725.5.10 (CR 030519.10B)

B	Park and Recreation	Missouri-Madison River Fund Board of Directors	2020	\$6,300 (in-kind) \$10,000 (City) \$16,300 (NorthWestern Energy) \$30,000 (River's Edge Trail Foundation) \$237,400 (River Fund Grant Award)	Grant award letter agreement for River's Edge Trail slide repair project consisting of draining repairs, sheet pile wall & re- asphalt 100 ft. section of River's Edge Trail South Shore (CR 091719.9A) OF 1726.1
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Item: Resolution 10329 Golf Fees
From: Park and Recreation Department
Initiated By: Great Falls Golf LLC
Presented By: Steve Herrig, Park and Recreation Director
Action Requested: Set a Public Hearing

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (set/not set) a public hearing on Resolution 10329, Establish Golf Fees, for February 18, 2020.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission set a public hearing on Resolution 10329 to Establish Golf Fees on February 18, 2020. Resolution 10329 would repeal Resolution 10216 and set a new fee structure beginning with the 2020 golf season.

Background: In an effort to maintain current operations, anticipate future demands, and promote the golfing community, fees need to be established that will help offset expenditures relating to operation, administration, equipment replacement, capital-improvement, debt, and labor costs associated with the Eagle Falls Golf Club (EF) and Anaconda Hills Golf Course (AH). Fees have not been increased since December 2017, and therefore, Great Falls Golf LLC, along with staff recommends, the following:

1. Season Pass Fees
 - a. Increase EF adult season pass fees 3.8%, AH adult season pass fees 3.4%, adult joint weekday pass fees 3.4%, and adult full joint pass fees 3.2% in 2020.
2. Green Fees
 - a. Increase EF 18 hole weekday fees by 3.1%, 18 hole weekend fees by 2.9%, 9 hole weekday fees by 5.3%, and 9 hole weekend fees by 5%.
 - b. Increase AH 18 hole weekday fees by 3.8%, 18 hole weekend fees by 3.3%, 9 hole weekday fees by 6.3%, and 9 hole weekend fees by 5.6%.
3. Cart Rental Fees
 - a. Increase EF daily trail fee by 6.7%, season trail fee by 5%, and annual cart pass by 1.1%
 - b. Increase AH daily trail fee by 6.7%, season trail fee by 5%, and annual cart pass by 1.1%.

- c. Increase joint daily trail fee by 6.7%, season trail fee by 5%, and annual cart pass by 1.1%.
4. Cart Storage Fees
- a. Increase storage fees for gas carts by 3.8%.
 - b. Increase storage fees for electric carts by 3.3%.

Fiscal Impact: The fiscal impact is undetermined at this time.

Alternatives: An alternative would be to not increase golf course fees. It should be noted that when Great Falls Golf LLC was brought in to manage the two courses for the City of Great Falls, they would use the first season of operation to determine what adjustments would be needed.

Concurrences: On January 27, 2020, Great Falls Golf LLC and staff reviewed the proposed fees with members of the Golf Advisory Board. The Golf Board recommended that the City Commission approve the golf fees as presented.

Attachments/Exhibits: Resolution 10329 Golf Fees

RESOLUTION NO. 10329

A RESOLUTION TO ESTABLISH GOLF FEES FOR EAGLE FALLS GOLF CLUB AND ANACONDA HILLS GOLF COURSE

WHEREAS, the Park and Recreation Department’s primary focus, in partnership with Great Falls Golf LLC is to enhance the overall health and livability of our community; and

WHEREAS, the Great Falls Golf LLC staff, with support from the Great Falls Park and Recreation staff, have strived to operate quality facilities and programs at affordable prices and promote an extraordinary golfing experience in our community over the past year; and

WHEREAS, the City Commission adopted Resolution 10216, “A Resolution to Establish Golf Fees for Eagle Falls Golf Club and Anaconda Hills Golf Course” on December 5, 2017 and said fees have not been adjusted since that time; and

WHEREAS, having considered the cost of operation, administration, and maintenance of both golf courses under the responsibility and care of the Great Falls Golf LLC over the past year, it was understood that adjustments to fees would be forthcoming; and

WHEREAS, a notice of the Resolution to Establish Golf Course Fees was published in the *Great Falls Tribune*, a newspaper of general circulation in Cascade County, on February 9, 2020, and February 16, 2020, in the form and manner prescribed by MCA Section 7-1-4127; and

WHEREAS, the City Commission conducted a public hearing during a regular meeting of the City Commission on February 18, 2020, at the Civic Center, 2 Park Drive South, Commission Chambers Room 206, Great Falls, Montana, at 7:00 p.m., and did consider costs and public comment regarding the establishment of golf fees for Eagle Falls Golf Club and Anaconda Hills Golf Course.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that the fee structure for season passes, trails, greens, cart storage and rental are hereby established as follows:

AH: Anaconda Hills Golf Course		EF: Eagle Falls Golf Club				
SEASON PASS	EF 2019	EF 2020	AH 2019	AH 2020	Joint 2019	Joint 2020
Adult Full Season Pass	660.00	685.00	595.00	615.00	770.00	795.00
Adult Weekday Season Pass	530.00	550.00	435.00	450.00	595.00	615.00
Junior Full Season Pass	230.00	230.00	210.00	210.00	255.00	255.00
Junior Weekday Season Pass	180.00	180.00	170.00	170.00	190.00	190.00
TRAIL FEE						
Daily Trail Fee	15.00	16.00	15.00	16.00	15.00	16.00
Season Trail Free	300.00	315.00	300.00	315.00	300.00	315.00
Annual Cart Pass	790.00	799.00	790.00	799.00	790.00	799.00

Cart Storage Fees		EF 2019	EF 2020
Gas		265.00	275.00
Electric		300.00	310.00

GREEN FEES	EF 2019	EF 2020	AH 2019	AH 2020
18 Holes				
Weekday	32.00	33.00	26.00	27.00
Weekend	35.00	36.00	30.00	31.00
9 Holes				
Weekday	19.00	20.00	16.00	17.00
Weekend	20.00	21.00	18.00	19.00
Junior Golf Fee				
Weekday	17.00	17.00	15.00	15.00
Weekend	18.00	18.00	17.00	17.00
Twilight				
Weekday after 1pm	21.00	21.00	18.00	18.00
Weekend after 1pm	25.00	25.00	21.00	21.00

Cart Fees	EF 2019	EF 2020	AH 2019	AH 2020
9 Hole (per person*)	10.00	10.00	10.00	10.00
18 Hole (per person*)	15.00	15.00	15.00	15.00
Twilight (per person*)	12.00	12.00	12.00	12.00

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA that Resolution 10216 is hereby repealed.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 18th day of February, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney



Item: Resolution 10328, A Resolution requesting distribution of BaRSAA Funds

From: Engineering Division

Initiated By: Public Works Department

Presented By: Jim Rearden, Public Works Director

Action Requested: City Commission Adopt Resolution 10328 – The resolution requests distribution of Bridge and Road Safety and Accountability Act (BaRSAA) program funds.

Suggested Motion:

1. Commissioner moves:

“I move the City Commission (adopt/deny) Resolution 10328.”

2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.

Staff Recommendation: Adopt Resolution 10328.

Summary:

The purpose of Resolution 10328 is to authorize the City Manager or designee to request distribution of BaRSSA funds through the Montana Department of Transportation (MDT).

Background:

House Bill 473 (Revise Highway Revenue Laws, carried by Representative Frank Garner), passed by the 65th Legislature and signed by Governor Bullock on May 3, 2017, codified at MCA 15-70-126, provides for a graduated 6 cent increase in the motor fuel tax by fiscal year 2023. Each fiscal year, 35% or 9.8 million of the proceeds (whichever is greater) is allocated to the Montana Department of Transportation (MDT) and the remainder (approximately \$21 million by FY 2021) is allocated to local governments through a new Bridge and Road Safety and Accountability Act (BaRSSA).

Beginning March 1st of each year, local governments may request distribution of their allocation from MDT. Local governments must match all distributions from the BaRSSA account with a 5% funding match.

The City can use these funds for the construction, reconstruction, maintenance, and repair of city streets, alleys, and bridges that the City has the responsibility to maintain.

The proposed projects for this year’s funding are the Encino Drive Grande Vista 2 Street repairs Phase 2 and Upper River Road reconstruction extending from Overlook Drive to 19th Avenue South.

Fiscal Impact:

The proposed resolution will allow the City to request \$1,088,839.94. The City's 5% match, \$54,442, will come from the Public Works Street Division's Maintenance Funds.

Alternatives:

The City Commission could vote to deny the resolution.

Attachments/Exhibits:

1. Resolution 10328
2. Resolution 10328 Appendix A
3. Resolution 10328 Appendix B

RESOLUTION NO. 10328

**A RESOLUTION REQUESTING DISTRIBUTION OF
BRIDGE AND ROAD SAFETY AND ACCOUNTABILITY PROGRAM FUNDS**

WHEREAS, the Bridge and Road Safety and Accountability Account created by the Montana Legislature by HB 473, codified at MCA 15-70-126, requires the Montana Department of Transportation to allocate accrued funds to cities, towns, counties, and consolidated city-county governments for construction, reconstruction, maintenance, and repair of rural roads, city or town streets and alleys, bridges, or roads and streets that the city, town, county, or consolidated city-county government has the responsibility to maintain; and

WHEREAS, a city, town, county, or consolidated city-county government that requests funds under the Bridge and Road Safety and Accountability Account must match each \$20 requested with \$1 of local government matching funds; and

WHEREAS, a city, town, county, or consolidated city-county government requesting distribution of allocated funds may make such a request to the Department of Transportation between March 1 and November 1 of the year the funds were allocated; and

WHEREAS, a description of the projects to be funded (or the money used to match federal funds) are detailed in Appendix A attached hereto and made a part hereof; and

WHEREAS, the local match for the allocated funds are identified in Appendix B attached hereto and made a part hereof.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:

1. The City of Great Falls requests distribution of its share of the allocated Bridge and Road Safety and Accountability funds to be used for the projects identified in Appendix A.
2. That Public Works Director, or designee, is hereby authorized to execute such further documents as may be necessary to facilitate the distribution of said funds on behalf of the City of Great Falls.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 4th day of February, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

APPENDIX A

City of Great Falls Encino Drive Grande Vista 2 Street Repairs Phase 2, O.F. 1680.1

Introduction:

The proposed project is located in City of Great Falls, along Encino Drive extending from Park Garden Road south to the cul-de-sac.

Since construction was completed in 1996, the paved surface along Encino Drive has required extensive maintenance and pavement patching to maintain drainage and an adequate driving surface. Due to numerous resident complaints and recurring maintenance issues, this project was initiated to complete the reconstruction of Encino Drive from the intersection of Park Garden Road to the cul-de-sac. The entire street project was split into phases, due to the length and extensive nature of the work required to fix the street.

- Phase 1 of the reconstruction consisted of reconstructing approximately 600 feet of road way. The project included removal of the existing pavement and base course, proper compaction of the clay subgrade soils, installation of drainage elements, installation of a separation and subgrade support fabric, and installation and compaction of new base course and asphaltic concrete pavement.
- Phase 2 will extend from the intersection of Park Garden Road and Encino Drive to 150-feet south of the intersection of Madera Drive and Encino Drive. This phase of the project will include removal of the existing pavement and base course, proper compaction of the clay subgrade soils, installation of drainage elements, installation of a separation and subgrade support fabric, and installation and compaction of new base course and asphaltic concrete pavement.

City of Great Falls Upper River Road Reconstruction, O.F. 1754.0

Introduction:

The proposed project is located in City of Great Falls, along Upper River Road extending from Overlook Drive to 19th Avenue South.

The paved surface along Upper River Road is 24-foot width and in poor condition. The purpose of this project will be to bring the roadway up to current City design standards with the possibility of adding travel ways for non-motorized traffic. The proposed project will include removal of the existing pavement and base course, proper compaction of the subgrade soils, installation of drainage elements, installation of a separation and subgrade support fabric, and installation and compaction of new base course and asphaltic concrete pavement.



Resolution 10328 Appendix B. Budget for OF1680.1 Encino Drive Phase 2 and OF1754.0 Upper Lower River Road Reconstruction

Account	Account Description	OF 1680.1 Budget Amount	OF 1754.0 Budget Amount	Total Budget Amount
Fund Type Special Revenue Funds				
Fund 2821 - GAS TAX BaRSAA				
REVENUE				
Department 00 - NON-DEPARTMENTAL				
Division 072 - TRANSFERS				
38310	OPERATING TRANSFER IN (from Street Maintenance Revenue)	38,095.24	16,346.76	54,442.00
	Division 072 - TRANSFERS Totals	<u>38,095.24</u>	<u>16,346.76</u>	<u>54,442.00</u>
Department 31 - PUBLIC WORKS				
Division 531 - STREET MAINTENANCE				
33505	GAS TAX - SPECIAL ROAD/STREET ALLOCATION	761,904.76	326,935.18	1,088,839.94
	Division 531 - STREET MAINTENANCE Totals	<u>761,904.76</u>	<u>326,935.18</u>	<u>1,088,839.94</u>
	REVENUE TOTALS	<u>\$800,000.00</u>	<u>\$343,281.94</u>	<u>\$1,143,281.94</u>
EXPENSE				
Department 31 - PUBLIC WORKS				
Division 531 - STREET MAINTENANCE				
49310	IMPROVEMENTS OTHER THAN BUILDINGS	800,000.00	343,281.94	1,143,281.94
	Division 531 - STREET MAINTENANCE Totals	<u>800,000.00</u>	<u>343,281.94</u>	<u>1,143,281.94</u>
	EXPENSE TOTALS	<u>\$800,000.00</u>	<u>\$343,281.94</u>	<u>\$1,143,281.94</u>
	Fund 2821 - GAS TAX BaRSAA Totals			
	REVENUE TOTALS	800,000.00	343,281.94	1,143,281.94
	EXPENSE TOTALS	800,000.00	343,281.94	1,143,281.94
	Fund 2821 - GAS TAX BaRSAA Net Gain (Loss)	(\$0.00)	(\$0.00)	(\$0.00)



Item: Ordinance 3200 – An Ordinance repealing and replacing Title 17, Chapter 36 of the Official Code of the City of Great Falls (OCCGF) pertaining to parking, and reserving Chapters 33 through 35

From: Planning & Community Development Department

Initiated By: Planning & Community Development/Legal Departments

Presented By: Craig Raymond, Director, Planning & Community Development

Action Requested: City Commission accept Ordinance 3200 on first reading and set a public hearing for March 3, 2020

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/not accept) Ordinance 3200 on first reading and (set/not set) a public hearing for March 3, 2020.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation:

At the conclusion of a meeting held on January 14, 2020, the Planning Advisory Board recommended the City Commission approve the amendments to Title 17, Chapter 36, as outlined in Ordinance 3200.

Summary:

First adopted in 2005 as the City’s first comprehensive compilation of code provisions relating to development, Title 17 of the Official Code of the City of Great Falls (OCCGF) has been modified a number of times to keep the Title relevant and to correct errors or omissions in the original adopted Title.

As part of the current comprehensive review of the City’s development review process, the City Commission asked staff to look at Title 17, referred to as the “Land Development Code”, to see if there were opportunities for streamlining and improvement to provide better service to the development community. In response, City staff determined that the Parking and Landscaping chapters should be evaluated and amended to respond to issues that have been identified during the review of development projects that have taken place over the last few years.

Review Process:

Staff was tasked with reviewing and analyzing the existing Parking chapter to determine if the Code was outdated; if it was deficient; and/or, if there were opportunities for reducing the burden of the requirements upon new development. The general process staff followed included:

- Comparing the Code’s off-street parking requirements to those of eight different cities of similar size within the Northern Rockies and Great Plains region. The cities that were used for comparison were Casper, WY; Missoula, MT; Bozeman, MT; Helena, MT; Minot, ND; Billings, MT; Rapid City, SD; and, Idaho Falls, ID. Generally, Great Falls was on the lower end of requirements (e.g. required less off-street parking) among the various codes that were reviewed, including off-street parking standards from a planning study published by the American Planning Association;
- Meeting with a focus group of design professionals to solicit input regarding possible opportunities for Code changes that would positively impact the community and, at the same time, reduce developer responsibilities for off-street parking;
- Reviewing the Great Falls Growth Policy and the Long Range Transportation Plan for adopted guidance relating to off-street parking. The Growth Policy and Transportation Plan has guidance on pedestrian safety and access, and the Long Range Transportation Plan has policy recommendations on both bicycle and pedestrian access and safety;
- Line-by-line review of the Chapter to identify areas that needed clarification and also to identify redundant, unused or outdated provisions; and,
- Re-formatting to match the format of other, recently adopted Titles of the OCCGF, as well as correction of grammatical or wording errors.

The City Commission heard a presentation on the proposed amendments at its regular Work Session on December 3, 2019, and a public presentation was given on January 8, 2020, as part of a Town Hall session on proposed changes to the development review process.

Background:

The attached Exhibit C summarizes the proposed amendments, giving a brief explanation for each change. Generally, all of the changes fall under one or more of four categories: Simplification, Flexibility, Reduced Requirements, and Safety.

SIMPLIFICATION – *Eliminate redundant or unused Code provisions to reduce the regulatory burden and make the Code more readable and less confusing.*

A number of Code provisions are recommended for deletion. These include:

1. Eliminate accessible (ADA) parking space requirements, as these are redundant to provisions contained within the City’s adopted Building Code;
2. Eliminate the current code mandate that loading facilities must be provided for specific uses;
3. Eliminate a table that provided recommendations for bicycle parking spaces by type of use; and,
4. Eliminate a table showing examples of uses that could potentially share a parking area.

FLEXIBILITY – *Increase opportunities for flexibility to allow for more developer-driven decision-making.*

Many of the proposed amendments are directed toward giving developers more site design flexibility to fit the needs of the site and development. These include:

Options for reducing the number of required spaces

Introducing more flexibility into the Code can be accomplished by providing more options for calculating and determining the required amount of off-street parking spaces, including:

1. Allow a reduction in the amount of required spaces through the preparation and approval of a use-specific parking study that shows a reduced number is appropriate;
2. Allow off-street parking in the C-4 and C-5 (Central Business Core and Central Business Periphery) zones to be optional and at the discretion of the developer; and
3. Increase the bicycle parking credit/incentive (wherein providing bicycle parking spaces can reduce the amount of required vehicular parking spaces).

Location of off-street parking

Because some sites cannot accommodate all the necessary development requirements (e.g. parking, landscaping, storm water management facilities), the proposed amendments increase the allowable distance to provide primary or shared parking. Specifically, the proposed amendment would increase the allowable distance for shared or primary parking from 400 to 1000 feet from the development it serves.

Increase off-street parking maximum for small sites

The amendments propose allowing small sites to increase the number of spaces up to 20% or **10 additional spaces**, whichever is greater. All sites are currently allowed the 20% increase in the amount of spaces provided, but staff has observed that the 20% additional allowance is too easy to exceed on small sites.

Dimensional flexibility for parking layouts

Instead of a fixed set of dimensions for parking spaces and aisle widths, the proposed amendments provide a range of widths that can be selected by the site designer rather than have the width dictated by Code. The table below shows the proposed revised dimensional guidance for parking stalls and aisles.

Parking Stall and Aisle Dimensional Standards					
Angle	Parking Type	Stall Width	1-Way Aisle	2-Way Aisle	Stall Depth
0	Standard	9-10	12-14	24-28	9
	Compact	8	12-14	24-28	8
30	Standard	9-10	12-14	24-28	18-20
	Compact	8	12-14	24-28	15
45	Standard	9-10	12-14	24-28	18-20
	Compact	8	12-14	24-28	15
60	Standard	9-10	18-20	24-28	18-20
	Compact	8	15-17	24-28	15
90	Standard	9-10	24-26	25-29	18-20
	Compact	8	22-24	24-28	15

Surfacing options

The recommended amendments propose allowing additional surfacing options, including gravel surfacing in I-2 Heavy Industrial zoning districts and permeable pavers in all zoning districts. This will reduce the burden upon industrial developments, and it will also increase flexibility for a developer to more efficiently address storm water treatment and management.

Bicycle parking space credit

Bicycle parking can reduce the need for some vehicle parking, and allow customers and residents with safe, secure parking options. The proposed amendments keep the existing incentive to provide bicycle parking through an allowed reduction in vehicle parking, but add the option of “short term bicycle parking” or “long term bicycle parking.” A greater benefit is proposed for those who incorporate long-term parking (i.e., parking that is more secure and shielded from the elements).

REDUCED REQUIREMENTS – *Reduce minimum parking space requirements to assist in development or redevelopment of tighter sites.*

Too much required parking can inhibit redevelopment, increase storm water management needs, and increase development costs. To better accommodate tight site constraints and to reduce environmental impacts, it was important to amend the code to incorporate appropriate reductions in parking minimums. The table below outlines the proposed reductions.

Proposed Reductions to Parking Minimums	
Land Use	Minimum Off-Street Parking Spaces
Banks, finance companies	1 per 300 400 sf
Bars, lounges, taverns	1 per 2-5 3 seats + 1 per employee
Exercise facilities, spas	1 per 200 300 sf
Office, business and professional	1 per 300 sf
Retail	1 per 240 300 sf
Retail over 5,000 60,000 sf	20 200 + 1 per 300 500 sf in excess of 5,000 60,000 sf

SAFETY - *Enhance safety for motorists, bicyclists and pedestrians through clarification of design elements.*

Improper design of parking lots can lead to crashes in parking lots, driver frustration and conflict between pedestrians and motorists. The proposed amendments correct and clarify design language and add provisions for better protection of pedestrians. These changes:

1. Clarify that non-residential off-street parking spaces may not back out into a public street, which eliminates the potential for conflict with pedestrians on the public sidewalk, as well as conflicts with higher speed traffic;
2. Clarify the need to provide for safe pedestrian movements to and through a site – emphasizing safe navigation of people walking through parking lots;
3. Clarify that public rights-of-way are not intended to be used for off-street parking, except in unique circumstances that include approval through an encroachment permit;
4. Enhance and clarify the location and design provisions for bicycle parking; and,
5. Enhance and clarify loading area design and location provisions. Remove unused and unnecessary requirements.

Summary of Amendments:

The proposed amendments are summarized in attached Exhibit C– Summary of Proposed Amendments. The table lists the amendments one-by-one, with a brief explanation of the reason for each change.

The attached Exhibit A illustrates the recommended amendments to Title 17, Chapter 36, with added language in **bold** and deleted language in ~~strikethrough~~. Exhibit B illustrates the proposed Chapter 36 in clean format.

Fiscal Impact: The proposed Ordinance 3200 and associated amendments to Title 17, Chapter 36 are not expected to have any negative fiscal impact to the City of Great Falls. Instead, staff believes that the proposed revisions to the Parking Chapter of the Code will have a positive impact on private sector development in the community.

Alternatives: Alternatively, the City Commission could deny acceptance of Ordinance 3200 on first reading and not set the public hearing.

Concurrences: The City Legal and Public Works Departments concur with the proposed amendments.

Attachments/Exhibits:

Ordinance 3200

Exhibit A: Title 17 – Land Development Code – Chapter 36 Parking amendments (bolded/strikethrough)

Exhibit B: Title 17 – Land Development Code – Chapter 36 Parking amendments (clean version)

Exhibit C: Summary of Proposed Amendments

ORDINANCE 3200

AN ORDINANCE REPEALING AND REPLACING TITLE 17, CHAPTER 36 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF), AND RESERVING CHAPTERS 33 THROUGH 35.

* * * * *

WHEREAS, the City Commission established Title 17 of the OCCGF outlining provisions pertaining to, and known as, the Land Development Code; and

WHEREAS, the City Commission wishes to establish and reserve Chapters 33 through 35 of OCCGF Title 17; and

WHEREAS, the City Commission has recognized deficiencies in OCCGF Title 17, Chapter 36, including but not limited to, grammatical, formatting, and referencing deficiencies; and

WHEREAS, the City Commission wishes to cure the deficiencies and make substantive amendments to OCCGF Title 17, Chapter 36, as well as to establish consistency within the OCCGF and, where applicable, the Montana Code Annotated; and

WHEREAS, at its regularly scheduled January 14, 2020 meeting, the Great Falls Planning Advisory Board recommended that the City Commission adopt Ordinance 3200.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 17, Chapters 33-35 are hereby established and reserved;

Section 2. OCCGF Title 17, Chapter 36 is hereby repealed and replaced as depicted in Exhibit “A” attached hereto and by reference incorporated herein, with deleted language identified by ~~strike through~~ and inserted language **bolded**; and

Section 3. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 3, 2020.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Joseph Cik, Assistant City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3200 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Chapter 33 RESERVED

Chapter 34 RESERVED

Chapter 35 RESERVED

Chapter 36 PARKING

Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - VEHICLE PARKING

Article 3 - BICYCLE PARKING

Article 4 - LOADING AREAS

Article 1 GENERAL PROVISIONS

Sections:

~~17.36.1.010 Legislative findings.~~

~~17.36.1.020 Purpose.~~

~~17.36.1.030 Applicability.~~

~~17.36.1.040 Calculations.~~

17.36.1.010 Legislative findings.

17.36.1.020 Purpose.

17.36.1.030 Applicability.

17.36.1.040 Calculations.

17.36.1.010 Legislative findings.

The City Commission makes the following findings:

- 1.—**A.** The design of parking areas is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community ~~image and~~ livability-;
- 2.—**B.** Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses-;

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

- 3.—~~C.~~ Excessive parking lots reduce density, increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of stormwater into the ground-;
- 4.—~~D.~~ Special standards are needed to accommodate the needs of the disabled-;
- 5.—~~E.~~ A growing number of people use or would like to use bicycles for recreation, commuting, and general transportation-;
- 6.—~~F.~~ Inadequate bicycle parking facilities and fear of theft are major deterrents to bicycle transportation-;
- 7.—~~G.~~ Shared parking can reduce parking facility costs ~~(including aesthetic and environmental impacts), allows,~~ **allow** greater flexibility in facility location and site design, and ~~encourages~~ **encourage** more efficient land use-;
- 8.—~~H.~~ Parking lots and their ~~access~~ **accesses** represent a vital ~~connection~~ **connections** between the local transportation network and land development-; **and**
- 9.—~~I.~~ Incorrectly designed parking lots and site access have negative impacts on the site itself, the adjacent and nearby public roadways, and the image of the business district, river corridor, and the City.

17.36.1.020 Purpose.

This ~~chapter~~ **Chapter** is established to promote the public health, safety, and general welfare and is intended to accomplish the following purposes:

- 1.—~~A.~~ Increase the safety and capacity of public streets by requiring off-street parking ~~or off-street loading facilities~~-;
- 2.—~~B.~~ Minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods through the requirement of design and maintenance standards-;
- 3.—~~C.~~ Lessen congestion and prevent the overtaxing of public streets by regulating the location and capacity of accessory off-street parking or off-street loading facilities-;
- 4.—~~D.~~ Maintain and enhance a safe and efficient transportation system-;
- 5.—~~E.~~ Provide adequate and safe facilities for the storage of bicycles-; **and**
- ~~F.~~ **Ensure safe pedestrian movements through parking lots to the primary uses they serve.**

17.36.1.030 Applicability.

- A.— **New construction/ or uses.** For all **new** buildings and structures ~~erected~~ and all **new** uses of land ~~established after the effective date of this chapter~~, facilities required in this ~~chapter~~ **Chapter** shall be provided as specified.
- B.— **Same use with an increase in intensity of use.** When a building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other unit of measurement specified herein, facilities required in this ~~chapter~~ **Chapter** shall be provided for the amount being added.
- C.— **Change in use.** When an existing use is changed to a new use, facilities required in this ~~chapter~~ **Chapter** shall be provided as required for such new use. ~~However, if~~ **If** the building or structure housing the new use was erected prior to the effective date of this ~~chapter~~

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Chapter, facilities required in this ~~chapter~~ **Chapter** shall be provided in the amount to account for the difference between the new and old use.

- D.— **Restriping.** When a parking area is restriped, accessible parking spaces, ~~as required by the federal Americans with Disabilities Act,~~ shall be marked and designated consistent with this ~~chapter~~ **Chapter**.
- E. **Compliance with adopted Codes.** In addition to the provisions in this Chapter, off-street parking facilities must comply with relevant provisions contained within the latest adopted Building and Fire Codes.
- F. **Continued compliance.** An existing parking facility may not be altered to cause or increase nonconformity with the provisions of this Chapter.

17.36.1.040 Calculations.

When a calculation results in a fraction, ~~the minimum~~ it shall be rounded ~~up~~ **down** to the next whole number.

Article 2 VEHICLE PARKING

Sections:

~~17.36.2.010 General requirements.~~

~~17.36.2.020 Minimum off-street parking requirements.~~

~~17.36.2.030 Construction and maintenance requirements.~~

~~17.36.2.040 Design requirements.~~

~~17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.~~

~~17.36.2.060 Shared parking.~~

~~17.36.2.070 Accessible parking and passenger loading.~~

~~17.36.2.080 Passenger loading zone.~~

17.36.2.010 General requirements.

17.36.2.020 Minimum off-street parking requirements.

17.36.2.030 Construction and maintenance requirements.

17.36.2.040 Design requirements.

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

17.36.2.060 Shared parking.

17.36.2.070 Accessible parking.

17.36.2.010 General requirements.

- A.— **Location of parking.**

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

1. All parking spaces provided pursuant to this ~~article~~ **Article** shall be on the same lot ~~or an adjoining lot with as~~ the building, ~~except that~~ **primary use it serves. However,** the Director of Planning and Community Development may permit the parking spaces to be on a lot ~~within four hundred (400)~~ **up to one thousand (1000)** feet ~~of from the lot served by the parking~~ **primary use's** lot if he/ or she determines that it is impractical to provide parking on the same ~~or adjoining lot.~~ **lot and that there is no detriment to the general public to do so.**
 2. **No portion of off-street parking facilities, except for approved driveways, may be located within the public right-of-way.**
- B.— **Off-site parking agreements.** If required parking is to be provided **on a lot other than that of the use it serves, the** off-site, ~~the use of such a site for~~ parking shall be:
1. **Be secured with a long-term agreement acceptable to the** ~~between the property owners, with the agreement being approved by the City Legal Department as to form and content. Such instrument shall be~~ recorded ~~with in the office of the County Clerk and Recorder.~~ **and a copy filed with the Planning and Community Development Department.** The City shall be named in that agreement as one (1) of the parties with rights of enforcement.; **and**
 2. **Comply with all provisions of this Chapter.**
- C.— **Change in use.** Any area once designated **and developed** as required parking shall not be changed to any other use **or modified to reduce the number of spaces,** unless and until equal facilities are provided elsewhere **or unless such modification is in compliance with Exhibit 36-1,** in accordance with this ~~article.~~ **Article.**

~~(Ord. 2950, 2007)~~

- D.— **Accessibility.** All parking spaces shall be accessible at all times, from a street, alley, **service drive, drive aisle** or driveway intended to serve such parking.

~~(Ord. 2950, 2007)~~

- E.— **Use of parking spaces.** The required off-street parking shall be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited., **unless otherwise allowed by the OCCGF.** In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.

~~(Ord. 2950, 2007)~~

~~(Ord. No. 3056, § 1, 8-17-2010)~~

17.36.2.020 Minimum off-street parking requirements.

- A.— **Minimum number of spaces.** ~~The~~ **Except as otherwise provided by this Chapter,** the number of off-street parking spaces required shall be no less than as set forth in Exhibit 36-1, ~~except as otherwise provided for in this chapter.~~
- B.— **Maximum number of spaces.**

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

1. The number of parking spaces provided in a ground surface parking lot ~~may~~ **shall** not exceed the minimum number by more than twenty (20) percent. ~~However, there or by ten (10) spaces, whichever is greater;~~
 2. **There** shall be no limitation on the number of parking spaces provided when the spaces exceeding the minimum are located in a parking garage or similar structure; ~~and~~
1. Any additional ground parking spaces above ~~twenty (20) percent~~ **shall the maximum exceedance may** be allowed ~~only~~ as a conditional use and shall be granted upon a finding that additional spaces are needed for that particular use and/or location.
- C.— **Unspecified uses.** For uses not specifically listed in ~~this table~~ **Exhibit 36-1**, parking requirements shall be based on the most comparable use.
- D.— **Mixed use requirements.** For mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. ~~Off-street parking facilities for one (1) use shall not be considered as providing parking facilities for any other use, except when considered shared parking as herein is provided~~ **or justified through review and approval by the Planning and Community Development Director of a parking study as noted in § 17.36.2.020(F.) of this Chapter.**
- E.— **Compact cars.** Up to ten (10) percent of the required number of parking spaces may be sized for compact cars.
- F. **Optional minimum number of spaces calculation.** **The Planning and Community Development Director may accept a reduction in the minimum number of required spaces, if such reduction is supported by a study that is affirmed as valid by the Planning and Community Development Director or designee.**

Exhibit 36-1. ~~Non-accessible~~ Minimum parking requirements

<i>Land Use</i>	<i>Minimum number of required spaces</i>
<i>Residential</i>	
Single-family dwelling	2 per dwelling
Two-family dwelling	2 per dwelling
Multi-family dwelling	1.5 per dwelling
Retirement home, housing projects for senior citizens	1 per 3 dwelling units, plus 1 per employee per shift
Motel, hotel	1 per guest unit, plus 1 per employee per shift
Fraternalities, sororities, cooperatives, and dormitories	1 for each 3 occupants for which sleeping facilities are provided
Boarding houses, lodging homes, and similar	1 per guest unit
<i>Institutional</i>	
Convalescent homes, nursing home, rest home	1 per 5 beds, plus 1 per employee per shift

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Church, temple, club, lodge, funeral home, auditorium, and similar	1 per 5 seats or 1 per 50 square feet of assemblage area, whichever is greater
Hospitals	1 per bed plus 1 per employee per shift
Libraries, museums, art galleries, cultural institutions	1 per 50 250 square feet
Day care centers, preschools, nursery schools	1 per employee per shift plus 1 for each five every eight (8) children the facility is licensed by the State to accommodate
Schools, elementary and junior high	2 per classroom or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area, whichever is greater
Schools, senior high, colleges or universities	2 per classroom plus 1 for each 4 students the school is designed to accommodate or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area whichever is greater
<i>Commercial</i>	
Amusement centers, arcades, dance studios, skating rinks	1 per 200 square feet of gross floor area
Banks, savings and finance companies	1 per 300 400 square feet of gross floor area
Bars, lounges, night clubs, taverns, casinos	1 per 2-5 3 seats plus 1 per employee per shift
Beauty and barber shops	2 per barber or beauty shop chair
Bowling alleys	5 per alley
Drive-in restaurants, fast-food restaurants	1 per 2.5 seats plus 1 per employee per shift
Exercise facilities, health spas	1 per 200 300 square feet of gross floor area
Furniture, home furnishing, appliances	1 per 800 square feet of gross floor area
Golf Courses courses	3 spaces per hole of main course
Household appliance, small engine, TV, radio and furniture repair	1 per 300 square feet of gross floor area
Medical and dental laboratories and clinics	1 per 250 square feet of gross floor area
Miniature golf courses	1 per hole
Motor vehicle Vehicle maintenance and service shops	2 per service area or work bays bay plus 1 per employee per shift
Movie theaters	1 per 4 seats
Newspaper and printing houses, advertising agencies	1 per 300 square feet of gross floor area
Office, business and professional and photography studio	1 per 250 300 square feet of gross floor area or 1.1 per employee whichever is greater

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Restaurants, cafes	1 per 2.5 seats plus 1 per employee per shift
Retail home improvement center	1 per 300 square feet of gross floor area
Retail sales if less than 5 (under 60,000 square feet of floor space gross building area)	1 per 240 300 square feet of gross floor area
Retail sales if (over 560,000 square feet of floor space gross building area)	20 200 plus 1 per 300 500 square feet in excess of 560,000 square feet
Stadiums, sports arenas and similar open assemblies	1 per 5 seats plus 1 per 100 square feet of assemblage area without seats
Shoe, clothing and hat repair, laundry Laundry , dry cleaning, tailor shop, locksmith	1 per 300 square feet of gross floor areas area
Vehicle sales	2 per service area or work bay plus 1.5 per employee per shift or 5 spaces, whichever is greater
Veterinary clinics	1 per examination room plus 1 per employee per shift
<i>Industrial</i>	
Warehouses, storage, fright freight terminals	1 per employee per shift
Wholesale business	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Manufacturing, production, assembling, research testing and processing	1 per employee per shift
Lumber yards and building supplies	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Heavy equipment, tractor and farm equipment sales and service	1 per employee per shift plus 1 per 1,000 square feet of gross floor area

17.36.2.030 Construction and maintenance requirements.

A.— **Surfacing.** ~~Except as otherwise noted in 17.32.150, all~~ **All** off-street parking areas **facilities** shall be surfaced and maintained with Portland cement concrete or asphaltic concrete in accordance with standards prescribed by the City Engineer., **with the following exceptions:**

1. **Permeable pavers or similar paving may be allowed, at the discretion of the City Engineer;**
2. **Certain residential parking, in compliance with Chapter 32 of this Title; and**
3. **For parking areas constructed in the Heavy Industrial (I-2) zoning district (including Planned Unit Development (PUD) zoning districts with underlying I-2 zoning) gravel surfacing may be allowed at the discretion of the Planning and Community Development Director.**

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

- B.— **Border barricades.** Every parking area located adjacent to a property line shall be provided with a suitable **concrete** curb (~~asphalt or concrete~~) so as to protect the adjacent property. Such curb shall be placed at least two (2) feet from the property line to prevent extension of vehicles beyond the property line.
- C.— **Outdoor lighting.** Outdoor lighting shall be provided consistent with Chapter 40 of this Title.
- D.— **Landscaping.** Landscaping shall be provided consistent with Chapter 44 of this Title.
- E.— **Curb cuts and driveways.** Curb cuts and driveways that access ~~to~~ parking areas shall be provided consistent with Chapter 32 of this Title.

~~(Ord. 3155, 2017)~~

17.36.2.040 Design requirements.

- A.— **Parking space dimensions.** ~~Standard and compact parking~~ **Parking** spaces shall conform to the dimensions in Exhibit 36-2.
- B.— **Service drive, when required.** ~~Groups of three (3) or more parking spaces~~ Backing into a public street. No parking space shall require a vehicle to back into a public street, except for those in conjunction with **that serve** single-family or two-family dwellings ~~on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a public right-of-way, other than an alley, will be required.~~ **Parking spaces that require a vehicle to back into an alley may be allowed at the discretion of the City Engineer.**
- C.— **Service drive, standards.** Service drives ~~and drive aisles~~ **and drive aisles** shall be ~~designated~~ **designed** and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress ~~and maximum,~~ **maximize** safety of pedestrian and vehicular traffic on the site, and meet the dimensional standards in Exhibit 36-2.
- D.— **Drive-through stacking requirements.** Drive-through facilities shall have stacking room for at least six (6) vehicles, including one (1) vehicle at the window ~~(or call box, etc.).~~ **Stacked. Drive-through facilities shall be designed to prohibit stacked** vehicles shall ~~not extend from extending~~ into any public street, road, alley or right-of-way, **driveway, drive aisle,** or required service drive.

~~(Ord. 2950, 2007)~~ **E. Access to parking spaces. All spaces shall be accessible at all times and connect to a service drive, drive aisle, or other allowable access. Dead-end drive aisles shall have ample room to allow for safe backing movements from the end parking spaces.**

- F. **Internal sidewalks.** Sidewalks connecting to and through vehicle use areas shall be at least five (5) feet in width and provide for connectivity between the public sidewalk and the front entrance of buildings within the development. When a parking space abuts an internal sidewalk, the sidewalk shall be at least seven (7) feet in width or the space shall include a wheel stop to prevent a vehicle from overhanging the sidewalk.
- G. **Obstructions on internal sidewalks.** Placement of obstructions upon internal sidewalks (such as merchandise, electric charging stations, vending machines and the like) must accommodate a minimum five (5) feet of clear path-of-travel for pedestrians.
- H. **Pedestrian connectivity.** Where a parking lot is located between a primary structure and a public sidewalk, sidewalks with safe crossings (including striped crosswalks and curb ramps where necessary) of the parking lot shall be provided. When a development is located on a corner lot, sidewalks shall connect the primary structure with public sidewalks on both frontages in a direct manner.

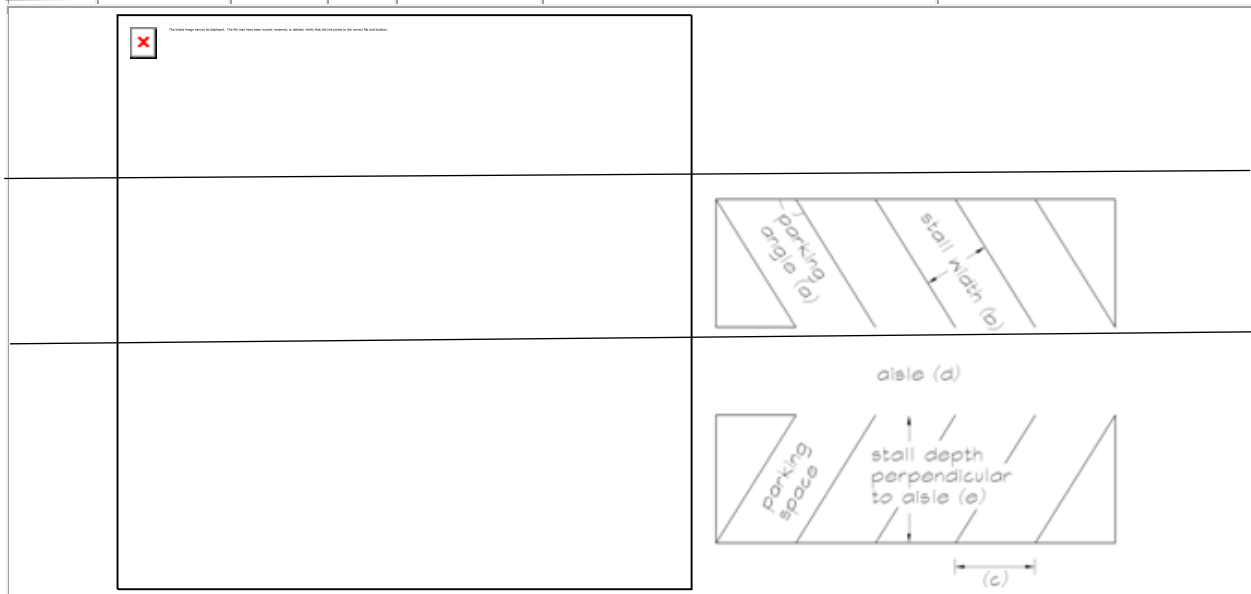
Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Exhibit 36-2. Dimensional standards for standard and compact parking spaces

Angle (a)	Parking Type	Stall Width (b)	Curb Length (c)	1-Way aisle Width (d)	2-Way aisle Width (d)	Stall Depth (e)
0°	Standard	9 ft.	22 ft. 6 in.	12 ft.	24 ft.	9 ft.
	Compact	8 ft.	19 ft. 6 in.	12 ft.	24 ft.	8 ft.
30°	Standard	10 ft.	20 ft.	12 ft.	24 ft.	17 ft.
	Compact	8 ft.	16 ft.	12 ft.	24 ft.	14 ft.
45°	Standard	10 ft.		14 ft. 2 in.	12 ft.	24 ft.
	Compact	8 ft.	11 ft. 4 in.	12 ft.	24 ft.	16 ft.
60°	Standard	10 ft.	11 ft. 7 in.	18 ft.	24 ft.	20 ft.
	Compact	8 ft.		9 ft. 3 in.		15 ft. 24 ft. 16 ft. 6 in.
90°	Standard	10 ft.	10 ft.	24 ft.	25 ft.	19 ft.
	Compact	8 ft.	8 ft.	22 ft.	24 ft.	15 ft.



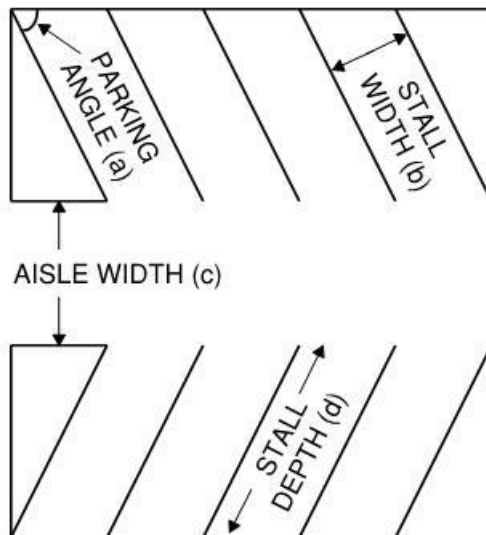
Angle (a)	Parking Type	Stall Width (b)	1-Way aisle Width (c)	2-Way aisle Width (c)	Stall Depth (d)
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Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

0°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	9 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	8 ft.
30°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
45°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
60°	Standard	9-10 ft.	18-20 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	15-17 ft.	24-28 ft.	15 ft.
90°	Standard	9-10 ft.	24-26 ft.	25-29 ft.	18-20 ft.
	Compact	8 ft.	22-24 ft.	24-28 ft.	15 ft.



Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

~~(Ord. No. 3056, § 1, 8-17-2010)~~

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

A.—**Generally.** In the central business core (C-4) and the central business periphery (C-5) zoning districts, the Director of Planning and Community Development may reduce the number of required parking spaces depending on the circumstances of the property and surrounding land uses. **number of parking spaces may be reduced below the minimums in Exhibit 36-1. If off-street parking facilities are provided within those zoning districts, they shall conform to all other applicable requirements in this Chapter.**

~~(Ord. No. 3056, § 1, 8-17-2010; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012)~~

17.36.2.060 Shared parking.

There may be instances where two (2) or more land uses could share the same parking facilities ~~as shown in Exhibit 36-3.~~ The Director of Planning and Community Development may, upon application, authorize the joint use of parking facilities required by said uses, provided that:

- ~~1.—~~**A.** The applicant shows that there is no substantial conflict or overlap in the principal operating hours of the building or use for which the joint use of parking facilities is proposed; ~~and,~~
- ~~2.—~~**B.** The parking facility for which joint use is proposed ~~shall be~~ **is** located within ~~400~~**one thousand (1000)** feet of the building or use required to provide parking; ~~and,~~
- ~~3.—~~**C.** The ~~parties~~ **owners of properties** concerned in the joint use of off-street parking facilities ~~shall evidence their~~ **provide a long-term** agreement for such joint use by a legal instrument approved by the City Attorney ~~as to form~~ **Legal Department and reviewed** and content. ~~Such instrument, when approved as conforming to the provisions of~~ **for compliance with this chapter, Chapter by the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement. The approved agreement** shall be recorded ~~in~~ **with** the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department; ~~and,~~
- ~~4.—~~**D.** Directional signage is provided where appropriate; ~~and,~~
- ~~5.—~~**E.** Pedestrian links **between the shared parking areas and the affected land uses** are direct, clear, and safe; and, **where the land uses function as a unified development, sidewalks between the land uses are provided; and**
- F. All shared Accessible** parking and passenger loading facilities comply with this Chapter.

~~6.— Parking lots are located within the same zoning district as the use they serve.~~

~~**Exhibit 36-3. Examples of uses that could potentially share a parking area**~~

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Land uses with typical Weekday peaks	Land uses with typical Evening peaks	Land uses with typical Weekend peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Malls (some types, but not all)
Factories	Restaurants (some types, but not all)	
Medical clinics	Movie theaters	
Offices		
Professional services		

(Ord. No. 3056, § 1, 8-17-2010)

17.36.2.070 Accessible parking.

Generally. Accessible parking spaces shall be provided in accordance with provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.

- ~~A. **Generally.** Accessible parking spaces shall be provided subject to this part, the Americans with Disabilities Act (ADA), "ADA Standards for Accessible Design" 28 CFR 36, revised as of July 1, 1994, and amendments thereto.~~
- ~~B. **Number required.** If parking spaces are required, then accessible spaces shall be provided, inclusive of the required number of regular spaces, in the quantity as shown in Exhibit 36-4. One (1) of eight (8) accessible parking spaces, but always at least one (1), must be van-accessible.~~

(Ord. 2950, 2007)

Exhibit 36-4. Minimum number of required accessible parking spaces

Total number of required parking spaces	Minimum number of additional accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

Title 17 - LAND DEVELOPMENT CODE

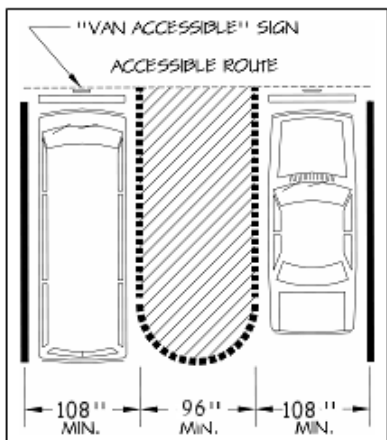
Chapter 36 PARKING

301 to 400	8
401 to 500	9
501 to 1000	2-percent of total
1,001 and over	20, plus 1 for each 200 over 1,000

C. ~~Location.~~ Accessible spaces serving a particular building shall be located on the shortest accessible route of travel between the parking and the accessible entrance. When there are multiple entrances to a building of similar prominence (e.g., shopping mall) **in accordance** with nearby parking, accessible spaces shall be dispersed and provided at each location. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. ~~provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.~~

D. ~~Dimensions.~~ Accessible parking spaces shall be at least one hundred eight (108) inches wide.

~~Exhibit 36-5. Layout of standard and van accessible parking spaces~~



E. ~~Vertical clearance.~~ For van-accessible parking spaces, a ninety-eight-inch high clearance shall be maintained above the space, access aisle, and on the route to and from the van-accessible space.

F. ~~Maximum slope.~~ Accessible spaces and adjoining access aisles shall have a maximum slope of 1:50 in all directions. When accessible spaces are provided in an existing parking lot, the spaces shall be located on the most level surface close to the accessible building entrance.

G. ~~Signage.~~ Each accessible space shall be so designated with a sign identified by the international symbol of accessibility mounted on a vertical pole. In addition, van-accessible spaces shall be so designated with a sign indicating "Van Accessible". Such signs shall be located so they cannot be obscured by a vehicle parked in the space (a minimum of six (6) feet in height).

H. ~~Pavement striping and markings.~~ The boundary of the access aisle must be marked and the end of which may be squared or a semicircle. Additional pavement markings denoting the space are optional.

I. ~~Accessible route.~~ An accessible route must be provided from the accessible parking space to the accessible entrance of the building. It must be at least thirty-six (36) inches wide, without steps or

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

~~curbs. It shall be paved and not contain any feature that would restrict, inhibit, or unreasonably impeded the movement of a physically disabled individual. (See Exhibit 36-5)~~

~~J. **Access aisle.** An access aisle for an accessible space shall be the same length as the adjacent parking space it serves and be at least sixty (60) inches wide for car access and ninety-six (96) inches wide for van accessibility. Two (2) adjoining accessible parking spaces may share a common access aisle. (See Exhibit 36-5) An access aisle for a passenger loading zone shall be sixty (60) inches wide and twenty (20) feet long and adjacent and parallel to the space.~~

~~(Ord. No. 3056, § 1, 8-17-2010)~~

~~**17.36.2.080 — Passenger loading zone.**~~

~~If passenger loading zones are provided in the project, then at least one (1) shall be accessible pursuant to this chapter.~~

Article 3 BICYCLE PARKING

~~**17.36.3.010 Bicycle parking.**~~

Sections:

17.36.3.010 Bicycle parking.

17.36.3.010 Bicycle parking.

A. — Generally.

1. **Bicycle parking may for non-residential and multi-family uses is encouraged and may be provided as an alternative to some required vehicular parking spaces.**
2. **If provided, bicycle parking should be provided consistent with the recommended standards guidance contained in Exhibit 36-6. When the most recently adopted Great Falls Long Range Transportation Plan.**
3. **Two (2) short-term bicycle parking is provided, each such space spaces may substitute for a one (1) required vehicular parking space up to a maximum of five (5) ten (10) percent of the required number of vehicle parking spaces or ten (10) spaces, whichever is less. For example, if the standards as applied to a project call for one hundred (100) vehicle parking spaces, no more than five (5) bicycle parking spaces may be provided if substituted for vehicle parking spaces (ninety-five (95) vehicle parking spaces and five (5) bicycle parking spaces.**
4. **If long-term bicycle spaces are provided, each long-term space may substitute for one (1) required vehicular parking space up to a maximum of twenty-five (25) percent of the required number of vehicle parking spaces or twenty-five (25) spaces, whichever is less.**
5. **There is no maximum limit on the number of bicycle parking spaces.**

~~**Exhibit 36-6. Recommended**~~

Land-use	Number of recommended spaces
----------	------------------------------

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Multi-family	1 space per 2 apartments
Primary or secondary school	10% of the number of students, plus 3% of the number of employees
College or university	6% of the number of students, plus 3% of the number of employees
Dorms, fraternities, sororities	1 space per 3 students
Shopping mall	5% of the number of vehicle parking spaces
Office	5% of the number of vehicle parking spaces
Governmental	10% of the number of vehicle parking spaces
Movie theater	5% of the number of vehicle parking spaces
Restaurant	5% of the number of vehicle parking spaces
Manufacturing/industrial	3% of the number of vehicle parking spaces
Other	5% to 10% of the number of vehicle parking spaces

B.— **Location.** Bicycle parking shall be located:

1. **Located** in visible and prominent locations near the building **main entrance(s) or internal to the building**, and shall be as close or closer to the entrance(s) than the nearest **vehicle** parking space. ~~Under no circumstance should bicycle parking be;~~
2. **If employees generally use a different entrance than customers, distributed between the employee entrance and the main entrance(s), with at least fifty (50) percent located near the main entrance(s) and equally distributed if there is more than one hundred (100) feet from the main entrance.** ~~Where there is;~~
3. **Located no more than one (1) building on a site, or where a building has more than one (1) main fifty (50) feet from the entrance, the parking must be distributed and connected to that entrance by a sidewalk; and**
4. **Distributed** to serve all buildings or main entrances. ~~If possible, racks should be protected from the elements by an awning, overhang, or similar covering. Racks should not be placed so they block the entrance or inhibit pedestrian flow in or out of the building.~~ **where there is more than one (1) occupied building on a site.**

Chapter 36 PARKING

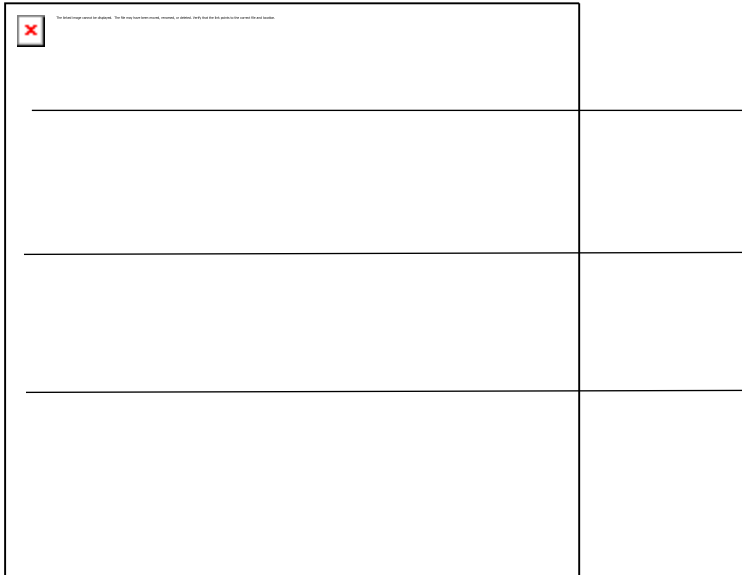
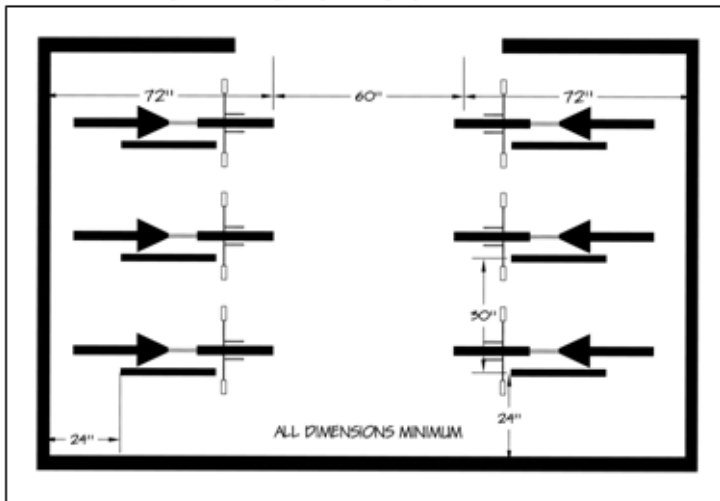


Exhibit 36-7. Layout of bicycle parking spaces



- C.— **Design.** ~~Bicycle~~ **Off-street bicycle** parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with ~~street furniture (e.g., benches, street lights, planters) when it is part of the overall project.~~ **public space features such as benches, lights, planters, landscaping, mailboxes, etc. If possible, bicycle parking racks should be protected from the elements by an awning, overhang, or similar covering. Racks shall not be placed so they block the entrance or inhibit pedestrian flow in or out of the building and shall be installed so that all bicycles are parked entirely upon a paved surface.**
- D.— **Accessibility.** Each parking space shall be accessible without moving another bicycle, - generally, allowing for two (2) feet by six (6) feet for each bicycle parking space and providing an aisle at least five (5) feet wide behind all bicycle parking to allow room for maneuvering.
- E.— **Lighting.** Bicycle parking spaces shall have adequate lighting to promote security and ~~avoid vandalism and theft~~ **allow for night-time use.**

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

F.— **Rack design.** Bicycle parking may be provided in floor, wall, or ceiling-mounted racks. Racks shall meet the following **minimum** requirements:

- 1.—~~Hold~~ **Hold** the bicycle frame, not just a wheel-;
- 2.—~~Can be used with~~ **Accommodate use of a** U-shaped shackle lock-;
- 3.—~~Accommodates~~ **Accommodate** a wide range of bicycle sizes, wheel sizes, and types-;
- 4.—~~Is~~ **Be** covered with material that will not chip the paint of a bicycle that leans against it-;
- 5.—~~Does not~~ **Not** have hazards, such as sharp edges-; **and**
- 6.—~~Is~~ **Be** securely fastened to the ground.

(Ord. No. 3056, § 1, 8 17 2010)

G. Maintenance. Bicycle parking racks and spaces must be maintained in a clean and serviceable state. Bicycles that have been abandoned or are non-functional must be removed in a timely manner, or upon request by the City of Great Falls.

Article 4 LOADING AREAS

~~17.36.4.010 Loading areas.~~

Sections:

~~17.36.4.010 Loading areas.~~

17.36.4.010 Loading areas.

~~A. **Number required.** The following and similar types of land uses shall provide loading berths as listed in Exhibit 36-8: museums, banks and other financial institutions, schools (e.g., colleges, universities, high schools, elementary schools, trade schools) hotels/motels, hospitals, health care clinics, department stores, professional offices, warehouses, wholesale facilities, industrial facilities, manufacturing facilities, and trucking terminals.~~

~~**Exhibit 36-8. Required number of loading berths**~~

Aggregate floor area	Number of berths required
Less than 24,999 square feet	0
25,000 square feet to 50,000 square feet	1
50,001 square feet to 100,000 square feet	2
For each additional 75,000 square feet	1 additional

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

- A. **Use.** A loading berth shall be available at all times, except when occupied by a vehicle performing loading or unloading.
- B. **Location.** ~~Loading facilities~~ A loading area shall be located on the ~~same site they are~~ premise it is intended to serve. A loading berth may not be located within seventy-five (75) feet of a ~~residential zoning district~~ residentially zoned property, measured in a straight line between the closest edge of the berth and the closest edge of the residential property.
- ~~D.~~ C. **Direct access.** Each loading berth shall have direct access to a street or alley ~~without traversing a residential zoning district.~~
- ~~E.~~ D. **Size.** ~~Exclusive~~ A loading area shall be of ~~adequate size and maneuvering~~ location so as to keep any street, sidewalk, alley, drive aisle, service drive, driveway or parking space, a clear of obstruction by the vehicle using the loading berth shall be at least twelve (12) feet wide, at least forty-five (45) feet long, and have at least fourteen (14) feet of vertical clearance.
- ~~F.~~ E. **Surfacing.** All loading areas shall be surfaced and maintained in compliance with ~~cement or asphaltic concrete in accordance with~~ the off-street parking surfacing standards prescribed by the City Engineer **provided by this Chapter.**

(Ord. 3200, 2020; Ord. 3155, 2017; Ord. 3087, 2012; Ord. 3056, 2010; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2616, 1992; Ord. 1557, 1967)

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Chapter 33 RESERVED

Chapter 34 RESERVED

Chapter 35 RESERVED

Chapter 36 PARKING

Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - VEHICLE PARKING

Article 3 - BICYCLE PARKING

Article 4 - LOADING AREAS

Article 1 GENERAL PROVISIONS

Sections:

17.36.1.010 Legislative findings.

17.36.1.020 Purpose.

17.36.1.030 Applicability.

17.36.1.040 Calculations.

17.36.1.010 Legislative findings.

The City Commission makes the following findings:

- A. The design of parking areas is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community livability;
- B. Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses;
- C. Excessive parking lots reduce density, increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of stormwater into the ground;
- D. Special standards are needed to accommodate the needs of the disabled;
- E. A growing number of people use or would like to use bicycles for recreation, commuting, and general transportation;
- F. Inadequate bicycle parking facilities and fear of theft are major deterrents to bicycle transportation;
- G. Shared parking can reduce parking facility costs, allow greater flexibility in facility location and site design, and encourage more efficient land use;
- H. Parking lots and their accesses represent vital connections between the local transportation network and land development; and

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

- I. Incorrectly designed parking lots and site access have negative impacts on the site itself, the adjacent and nearby public roadways, and the image of the business district, river corridor, and the City.

17.36.1.020 Purpose.

This Chapter is established to promote the public health, safety, and general welfare and is intended to accomplish the following purposes:

- A. Increase the safety and capacity of public streets by requiring off-street parking;
- B. Minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods through the requirement of design and maintenance standards;
- C. Lessen congestion and prevent the overtaking of public streets by regulating the location and capacity of accessory off-street parking or off-street loading facilities;
- D. Maintain and enhance a safe and efficient transportation system;
- E. Provide adequate and safe facilities for the storage of bicycles; and
- F. Ensure safe pedestrian movements through parking lots to the primary uses they serve.

17.36.1.030 Applicability.

- A. **New construction or uses.** For all new buildings and structures and all new uses of land, facilities required in this Chapter shall be provided as specified.
- B. **Same use with an increase in intensity of use.** When a building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other unit of measurement specified herein, facilities required in this Chapter shall be provided for the amount being added.
- C. **Change in use.** When an existing use is changed to a new use, facilities required in this Chapter shall be provided as required for such new use. If the building or structure housing the new use was erected prior to the effective date of this Chapter, facilities required in this Chapter shall be provided in the amount to account for the difference between the new and old use.
- D. **Restriping.** When a parking area is restriped, accessible parking spaces shall be marked and designated consistent with this Chapter.
- E. **Compliance with adopted Codes.** In addition to the provisions in this Chapter, off-street parking facilities must comply with relevant provisions contained within the latest adopted Building and Fire Codes.
- F. **Continued compliance.** An existing parking facility may not be altered to cause or increase nonconformity with the provisions of this Chapter.

17.36.1.040 Calculations.

When a calculation results in a fraction, it shall be rounded down to the next whole number.

Article 2 VEHICLE PARKING

Sections:

17.36.2.010 General requirements.

17.36.2.020 Minimum off-street parking requirements.

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

17.36.2.030 Construction and maintenance requirements.

17.36.2.040 Design requirements.

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

17.36.2.060 Shared parking.

17.36.2.070 Accessible parking.

17.36.2.010 General requirements.

A. Location of parking.

1. All parking spaces provided pursuant to this Article shall be on the same lot as the primary use it serves. However, the Director of Planning and Community Development may permit the parking spaces to be on a lot up to one thousand (1000) feet from the primary use's lot if he or she determines that it is impractical to provide parking on the same lot and that there is no detriment to the general public to do so.
2. No portion of off-street parking facilities, except for approved driveways, may be located within the public right-of-way.

B. Off-site parking agreements. If required parking is to be provided on a lot other than that of the use it serves, the off-site parking shall:

1. Be secured with a long-term agreement between the property owners, with the agreement being approved by the City Legal Department as to form and content. Such instrument shall be recorded in the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement; and
2. Comply with all provisions of this Chapter.

C. Change in use. Any area once designated and developed as required parking shall not be changed to any other use or modified to reduce the number of spaces, unless and until equal facilities are provided elsewhere or unless such modification is in compliance with Exhibit 36-1, in accordance with this Article.

D. Accessibility. All parking spaces shall be accessible at all times, from a street, alley, service drive, drive aisle or driveway intended to serve such parking.

E. Use of parking spaces. The required off-street parking shall be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited, unless otherwise allowed by the OCCGF. In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.

17.36.2.020 Minimum off-street parking requirements.

A. Minimum number of spaces. Except as otherwise provided by this Chapter, the number of off-street parking spaces required shall be no less than as set forth in Exhibit 36-1.

B. Maximum number of spaces.

Exhibit B

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

1. The number of parking spaces provided in a ground surface parking lot shall not exceed the minimum number by more than twenty (20) percent or by ten (10) spaces, whichever is greater;
 2. There shall be no limitation on the number of parking spaces provided when the spaces exceeding the minimum are located in a parking garage or similar structure; and
 3. Any additional ground parking spaces above the maximum exceedance may be allowed as a conditional use and shall be granted upon a finding that additional spaces are needed for that particular use and/or location.
- C. **Unspecified uses.** For uses not specifically listed in Exhibit 36-1, parking requirements shall be based on the most comparable use.
- D. **Mixed use requirements.** For mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses, except when shared parking is provided or justified through review and approval by the Planning and Community Development Director of a parking study as noted in § 17.36.2.020(F.) of this Chapter.
- E. **Compact cars.** Up to ten (10) percent of the required number of parking spaces may be sized for compact cars.
- F. **Optional minimum number of spaces calculation.** The Planning and Community Development Director may accept a reduction in the minimum number of required spaces, if such reduction is supported by a study that is affirmed as valid by the Planning and Community Development Director or designee.

Exhibit 36-1. Minimum parking requirements

<i>Land Use</i>	<i>Minimum number of required spaces</i>
<i>Residential</i>	
Single-family dwelling	2 per dwelling
Two-family dwelling	2 per dwelling
Multi-family dwelling	1.5 per dwelling
Retirement home, housing projects for senior citizens	1 per 3 dwelling units, plus 1 per employee per shift
Motel, hotel	1 per guest unit, plus 1 per employee per shift
Fraternities, sororities and dormitories	1 for each 3 occupants for which sleeping facilities are provided
Boarding houses, lodging homes, and similar	1 per guest unit
<i>Institutional</i>	
Convalescent homes, nursing home, rest home	1 per 5 beds, plus 1 per employee per shift
Church, temple, club, lodge, funeral home, auditorium, and similar	1 per 5 seats or 1 per 50 square feet of assemblage area, whichever is greater
Hospitals	1 per bed plus 1 per employee per shift

Exhibit B

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Libraries, museums, art galleries, cultural institutions	1 per 250 square feet
Day care centers, preschools, nursery schools	1 per employee per shift plus 1 for every eight (8) children the facility is licensed by the State to accommodate
Schools, elementary and junior high	2 per classroom or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area
Schools, senior high, colleges or universities	2 per classroom plus 1 for each 4 students the school is designed to accommodate or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area
<i>Commercial</i>	
Amusement centers, arcades, dance studios, skating rinks	1 per 200 square feet of gross floor area
Banks, savings and finance companies	1 per 400 square feet of gross floor area
Bars, lounges, night clubs, taverns, casinos	1 per 3 seats plus 1 per employee per shift
Beauty and barber shops	2 per barber or beauty shop chair
Bowling alleys	5 per alley
Drive-in restaurants, fast-food restaurants	1 per 2.5 seats plus 1 per employee per shift
Exercise facilities, health spas	1 per 300 square feet of gross floor area
Furniture, home furnishing, appliances	1 per 800 square feet of gross floor area
Golf courses	3 spaces per hole of main course
Household appliance, small engine, TV, radio and furniture repair	1 per 300 square feet of gross floor area
Medical and dental clinics	1 per 250 square feet of gross floor area
Miniature golf courses	1 per hole
Vehicle maintenance and service shops	2 per service area or work bay plus 1 per employee per shift
Movie theaters	1 per 4 seats
Newspaper and printing houses, advertising agencies	1 per 300 square feet of gross floor area
Office, business and professional	1 per 300 square feet of gross floor area
Restaurants, cafes	1 per 2.5 seats plus 1 per employee per shift
Retail home improvement center	1 per 300 square feet of gross floor area
Retail sales (under 60,000 square feet of gross building area)	1 per 300 square feet of gross floor area

Exhibit B

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Retail sales (over 60,000 square feet of gross building area)	200 plus 1 per 500 square feet in excess of 60,000
Stadiums, sports arenas and similar open assemblies	1 per 5 seats plus 1 per 100 square feet of assemblage area without seats
Laundry, dry cleaning, tailor shop, locksmith	1 per 300 square feet of gross floor area
Vehicle sales	2 per service area or work bay plus 1.5 per employee per shift or 5 spaces, whichever is greater
Veterinary clinics	1 per examination room plus 1 per employee per shift
<i>Industrial</i>	
Warehouses, storage, freight terminals	1 per employee per shift
Wholesale business	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Manufacturing, production, assembling, research testing and processing	1 per employee per shift
Lumber yards and building supplies	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Heavy equipment, tractor and farm equipment sales and service	1 per employee per shift plus 1 per 1,000 square feet of gross floor area

17.36.2.030 Construction and maintenance requirements.

- A. **Surfacing.** All off-street parking facilities shall be surfaced and maintained with Portland cement concrete or asphaltic concrete in accordance with standards prescribed by the City Engineer, with the following exceptions:
 - 1. Permeable pavers or similar paving may be allowed, at the discretion of the City Engineer;
 - 2. Certain residential parking, in compliance with Chapter 32 of this Title; and
 - 3. For parking areas constructed in the Heavy Industrial (I-2) zoning district (including Planned Unit Development (PUD) zoning districts with underlying I-2 zoning) gravel surfacing may be allowed at the discretion of the Planning and Community Development Director.
- B. **Border barricades.** Every parking area located adjacent to a property line shall be provided with a suitable concrete curb so as to protect the adjacent property. Such curb shall be placed at least two (2) feet from the property line to prevent extension of vehicles beyond the property line.
- C. **Outdoor lighting.** Outdoor lighting shall be provided consistent with Chapter 40 of this Title.
- D. **Landscaping.** Landscaping shall be provided consistent with Chapter 44 of this Title.

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

- E. **Curb cuts and driveways.** Curb cuts and driveways that access parking areas shall be provided consistent with Chapter 32 of this Title.

17.36.2.040 Design requirements.

- A. **Parking space dimensions.** Parking spaces shall conform to the dimensions in Exhibit 36-2.
- B. **Backing into a public street.** No parking space shall require a vehicle to back into a public street, except for those that serve single-family or two-family dwellings. Parking spaces that require a vehicle to back into an alley may be allowed at the discretion of the City Engineer.
- C. **Service drive standards.** Service drives and drive aisles shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, maximize safety of pedestrian and vehicular traffic on the site, and meet the dimensional standards in Exhibit 36-2.
- D. **Drive-through stacking requirements.** Drive-through facilities shall have stacking room for at least six (6) vehicles, including one (1) vehicle at the window. Drive-through facilities shall be designed to prohibit stacked vehicles from extending into any public street, road, alley or right-of-way, driveway, drive aisle, or required service drive.
- E. **Access to parking spaces.** All spaces shall be accessible at all times and connect to a service drive, drive aisle, or other allowable access. Dead-end drive aisles shall have ample room to allow for safe backing movements from the end parking spaces.
- F. **Internal sidewalks.** Sidewalks connecting to and through vehicle use areas shall be at least five (5) feet in width and provide for connectivity between the public sidewalk and the front entrance of buildings within the development. When a parking space abuts an internal sidewalk, the sidewalk shall be at least seven (7) feet in width or the space shall include a wheel stop to prevent a vehicle from overhanging the sidewalk.
- G. **Obstructions on internal sidewalks.** Placement of obstructions upon internal sidewalks (such as merchandise, electric charging stations, vending machines and the like) must accommodate a minimum five (5) feet of clear path-of-travel for pedestrians.
- H. **Pedestrian connectivity.** Where a parking lot is located between a primary structure and a public sidewalk, sidewalks with safe crossings (including striped crosswalks and curb ramps where necessary) of the parking lot shall be provided. When a development is located on a corner lot, sidewalks shall connect the primary structure with public sidewalks on both frontages in a direct manner.

Exhibit 36-2. Dimensional standards for standard and compact parking spaces

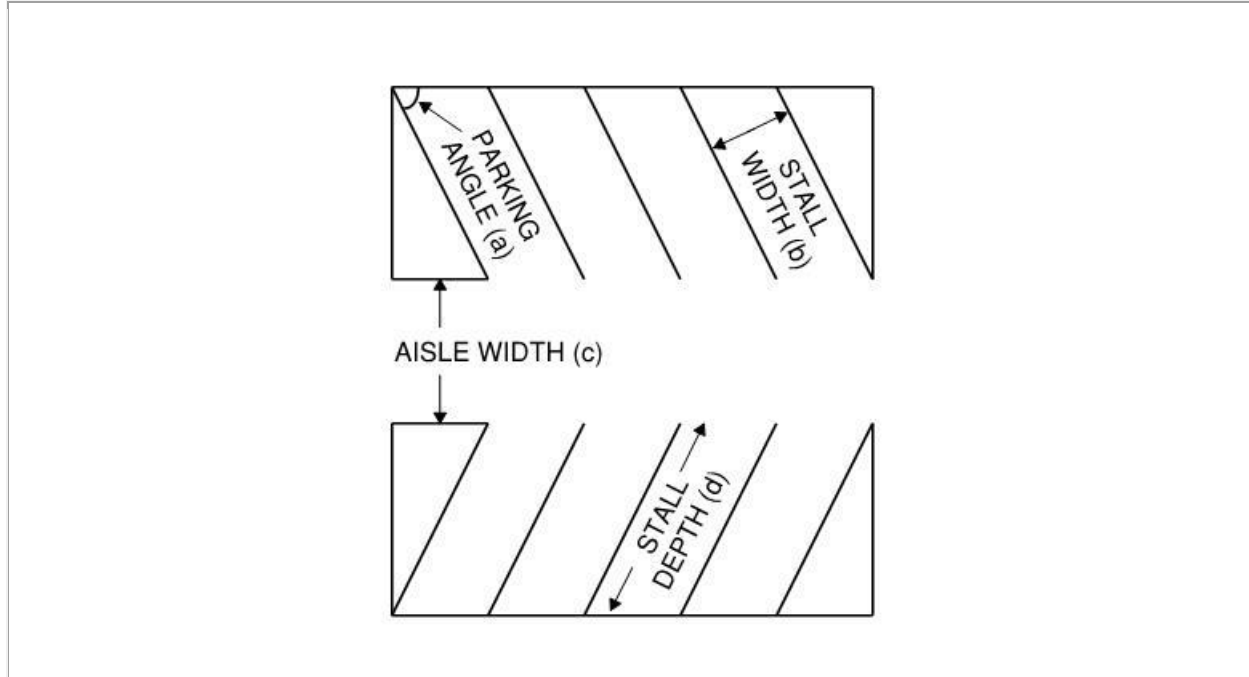
Angle (a)	Parking Type	Stall Width (b)	1-Way aisle Width (c)	2-Way aisle Width (c)	Stall Depth (d)
0°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	9 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	8 ft.
30°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
45°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
60°	Standard	9-10 ft.	18-20 ft.	24-28 ft.	18-20 ft.

Exhibit B

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

	Compact	8 ft.	15-17 ft.	24-28 ft.	15 ft.
90°	Standard	9-10 ft.	24-26 ft.	25-29 ft.	18-20 ft.
	Compact	8 ft.	22-24 ft.	24-28 ft.	15 ft.



17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

Generally. In the central business core (C-4) and the central business periphery (C-5) zoning districts, the number of parking spaces may be reduced below the minimums in Exhibit 36-1. If off-street parking facilities are provided within those zoning districts, they shall conform to all other applicable requirements in this Chapter.

17.36.2.060 Shared parking.

There may be instances where two (2) or more land uses could share the same parking facilities. The Director of Planning and Community Development may, upon application, authorize the joint use of parking facilities required by said uses, provided that:

- A. The applicant shows that there is no substantial conflict or overlap in the principal operating hours of the building or use for which the joint use of parking facilities is proposed;
- B. The parking facility for which joint use is proposed is located within one thousand (1000) feet of the building or use required to provide parking;
- C. The owners of properties concerned in the joint use of off-street parking facilities provide a long-term agreement for such joint use by a legal instrument approved by the City Legal Department and reviewed and approved for compliance with this Chapter by the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement. The approved agreement shall be

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

recorded with the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department;

- D. Directional signage is provided where appropriate;
- E. Pedestrian links between the shared parking areas and the affected land uses are direct, clear, and safe and, where the land uses function as a unified development, sidewalks between the land uses are provided; and
- F. All shared parking facilities comply with this Chapter.

17.36.2.070 Accessible parking.

Generally. Accessible parking spaces shall be provided in accordance with provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.

Article 3 BICYCLE PARKING

Sections:

17.36.3.010 Bicycle parking.

17.36.3.010 Bicycle parking.

- A. **Generally.**
 - 1. Bicycle parking for non-residential and multi-family uses is encouraged and may be provided as an alternative to some required vehicular parking spaces.
 - 2. If provided, bicycle parking should be provided consistent with the guidance contained in the most recently adopted Great Falls Long Range Transportation Plan.
 - 3. Two (2) short-term bicycle parking spaces may substitute for one (1) required vehicular parking space up to a maximum of ten (10) percent of the required number of vehicle parking spaces or ten (10) spaces, whichever is less.
 - 4. If long-term bicycle parking spaces are provided, each long-term space may substitute for one (1) required vehicular parking space up to a maximum of twenty-five (25) percent of the required number of vehicle parking spaces or twenty-five (25) spaces, whichever is less.
 - 5. There is no maximum limit on the number of bicycle spaces.
- B. **Location.** Bicycle parking shall be:
 - 1. Located in visible and prominent locations near the building main entrance(s) or internal to the building, and shall be as close or closer to the entrance(s) than the nearest vehicle parking space;
 - 2. If employees generally use a different entrance than customers, distributed between the employee entrance and the main entrance(s), with at least fifty (50) percent located near the main entrance(s) and equally distributed if there is more than one main entrance;
 - 3. Located no more than fifty (50) feet from the entrance and connected to that entrance by a sidewalk; and
 - 4. Distributed to serve all buildings or main entrances where there is more than one (1) occupied building on a site.

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

- C. **Design.** Off-street bicycle parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with public space features such as benches, lights, planters, landscaping, mailboxes, etc. If possible, bicycle parking racks should be protected from the elements by an awning, overhang, or similar covering. Racks shall not be placed so they block the entrance or inhibit pedestrian flow in or out of the building and shall be installed so that all bicycles are parked entirely upon a paved surface.
- D. **Accessibility.** Each parking space shall be accessible without moving another bicycle, generally allowing for two (2) feet by six (6) feet for each bicycle parking space and providing an aisle at least five (5) feet wide behind all bicycle parking to allow room for maneuvering.
- E. **Lighting.** Bicycle parking spaces shall have adequate lighting to promote security and allow for night-time use.
- F. **Rack design.** Bicycle parking may be provided in floor, wall, or ceiling-mounted racks. Racks shall meet the following minimum requirements:
 - 1. Hold the bicycle frame, not just a wheel;
 - 2. Accommodate use of a U-shaped shackle lock;
 - 3. Accommodate a wide range of bicycle sizes, wheel sizes, and types;
 - 4. Be covered with material that will not chip the paint of a bicycle that leans against it;
 - 5. Not have hazards, such as sharp edges; and
 - 6. Be securely fastened to the ground.
- G. **Maintenance.** Bicycle parking racks and spaces must be maintained in a clean and serviceable state. Bicycles that have been abandoned or are non-functional must be removed in a timely manner, or upon request by the City of Great Falls.

Article 4 LOADING AREAS

Sections:

17.36.4.010 Loading areas.

17.36.4.010 Loading areas.

- A. **Use.** A loading berth shall be available at all times, except when occupied by a vehicle performing loading or unloading.
- B. **Location.** A loading area shall be located on the premise it is intended to serve. A loading berth may not be located within seventy-five (75) feet of a residentially zoned property, measured in a straight line between the closest edge of the berth and the closest edge of the residential property.
- C. **Direct access.** Each loading berth shall have direct access to a street or alley.
- D. **Size.** A loading area shall be of adequate size and location so as to keep any street, sidewalk, alley, drive aisle, service drive, driveway or parking space clear of obstruction by the vehicle using the loading berth.
- E. **Surfacing.** All loading areas shall be surfaced and maintained in compliance with the off-street parking surfacing standards contained in this Chapter.

Exhibit B

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

(Ord. 3200, 2020; Ord. 3155, 2017; Ord. 3087, 2012; Ord. 3056, 2010; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2616, 1992; Ord. 1557, 1967)

Exhibit C – Summary of Proposed Amendments

Proposed Amendment	Reason for Amendment
17.36 Parking	
17.36.1 – General Provisions	
17.36.1.010 Legislative findings	
A. The design of parking areas is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability	Removed due to subjectivity
G. Shared parking can reduce parking facility costs (including aesthetic and environmental impacts), allows greater flexibility in facility location and site design, and encourages more efficient land use	Removed due to subjectivity
17.36.1.020 Purpose	
A. Increase the safety and capacity of public streets by requiring off-street parking or off-street loading facilities	Removed, no longer requiring off-street loading facilities
F. Ensure safe pedestrian movements through parking lots to the primary uses they serve.	Establish pedestrian safety as purpose of the parking chapter
17.36.1.30 Applicability	
A. New construction/uses. For all new buildings and structures erected and all new uses of land established after the effective date of this chapter , facilities required in this Chapter shall be provided as specified.	Clarifies and removes unnecessary language
D. Restriping. When a parking area is restriped, accessible parking spaces, as required by the federal Americans with Disabilities Act , shall be marked and designated consistent with this Chapter.	Created more concise language, references 17.36.2.070
E. Compliance with adopted Codes. In addition to the provisions in this Chapter, off-street parking facilities must comply with relevant provisions contained within the latest adopted Building and Fire Codes.	Reference to the applicable codes that also contain off-street parking requirements
F. Continued compliance. An existing parking facility may not be altered to cause or increase nonconformity with the provisions of this Chapter.	Added to clarify code applies to existing parking facilities
17.36.1.040 Calculations	
When a calculation results in a fraction, the minimum it shall be rounded up down to the next whole number.	Reduces number parking spaces required

Exhibit C – Summary of Proposed Amendments

17.36.2 – Vehicle Parking	
17.36.2.010 General requirements	
<p>A. Location of parking</p> <ol style="list-style-type: none"> 1. All parking spaces provided pursuant to this Article shall be on the same lot or an adjoining lot with as the building primary use it serves. However, except that the Director of Planning and Community Development may permit the parking spaces to be on a lot within up to four hundred one thousand (400 1000) feet of the primary use's lot served by the parking lot if he/she determines that it is impractical to provide parking on the same or adjoining lot and that there is no detriment to the general public to do so. 2. No portion of off-street parking facilities, except for approved driveways, may be located within the public right-of-way. <p>B. Off-site parking agreements. If required parking is to be provided off-site on a lot other than that of the use it serves, the use of such a site for off-site parking shall:</p> <ol style="list-style-type: none"> 1. Be secured with a long-term agreement between the property owners approved by the City Attorney as to form and content. Such instrument shall be acceptable to the City and recorded within the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement; and 2. Comply with all provisions of this Chapter. The City shall be named in that agreement as one (1) of the parties with rights of enforcement. <p>C. Change in use. Any area once designated and developed as required parking shall not be changed to any other use, or modified to reduce the number of spaces, unless and until equal facilities are provided elsewhere or unless such modification is in compliance with Exhibit 36-1, in accordance with this Article.</p> <p>D. Accessibility. All parking spaces shall be accessible at all times, from a street, alley, service drive, drive aisle, or driveway intended to serve such parking.</p>	<p>Allows for more flexibility; increases safety</p> <p>Eliminates need for offstreet parking facilities to be out of public rights-of-way</p> <p>Clarifies the location of off-site parking; specifies content of agreements, combines the enforcement provision with the agreement provision</p> <p>Clarifies the meaning of "change in use"</p>

Exhibit C – Summary of Proposed Amendments

17.36.2.020 Minimum off-street requirements	
<p>B. Maximum number of spaces</p> <p>1. The number of parking spaces provided in a ground surface parking lot may shall not exceed the minimum number by more than twenty (20) percent or by ten (10) spaces, whichever is greater</p>	<p>Provides smaller uses with an opportunity to increase their parking</p>
<p>D. Mixed use requirements. For mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses, Off-street parking facilities for one (1) use shall not be considered as providing parking facilities for any other use except when considered shared parking as herein is provided or justified through review and approval by the Planning and Community Development Director of a parking study as noted in 17.36.2.020 (F) of this Chapter.</p>	<p>Eliminates confusing language and incorporates provisions referenced in the chapter</p>
<p>F. Optional minimum number of spaces calculation. The Planning and Community Development Director may accept a reduction in the minimum number of required spaces, if such reduction is supported by a study that is affirmed as valid by the Planning and Community Development Director or designee.</p>	<p>Adds flexibility in determining required parking spaces</p>
<p>Exhibit 36-1. Minimum parking requirements. See Attachment A.</p>	<p>Updated to reflect reduced number of required minimum parking spaces</p>
17.36.2.030 Construction and maintenance requirements	
<p>A. Surfacing</p> <p>1. Permeable pavers or similar paving may be allowed, at the discretion of the City Engineer;</p> <p>2. Certain residential parking, in compliance with Chapter 32 of this Title; and</p> <p>3. For parking areas constructed in the Heavy Industrial (I-2) zoning district (including Planned Unit Development (PUD) zoning districts with underlying I-2 zoning) gravel surfacing may be allowed at the discretion of the Planning and Community Development Director.</p>	<p>Provides more flexibility for paving standards</p>
17.36.2.40 Design requirements	
<p>B. Service drive, when required Backing into a public street. Groups of three (3) or more parking spaces, except those in conjunction with single family or two family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a public right of way, other than an alley, will be required. No parking space shall require a vehicle to back into a public street, except for those that serve single-family or two-family dwellings. Parking spaces that require a vehicle to back into an alley may be allowed at the discretion of the City Engineer.</p>	<p>Increases safety</p>

Exhibit C – Summary of Proposed Amendments

<p>D. Drive-through stacking requirements. Drive-through facilities shall have stacking room for at least six (6) vehicles, including one (1) vehicle at the window (or call box, etc.). Drive-through facilities shall be designed to prohibit stacked vehicles shall not from extending into any public street, road, alley or right-of-way, driveway, drive aisle, or required service drive.</p>	<p>Clarification; increases safety and encourages better design principles</p>
<p>E. Access to parking spaces. All spaces shall be accessible at all times and connect to a service drive, drive aisle, or other allowable access. Dead-end drive aisles shall have ample room to allow for safe backing movements from the end parking spaces.</p>	<p>Increases safety</p>
<p>F. Internal sidewalks. Sidewalks connecting to and through vehicle use areas shall be at least five (5) feet in width and provide for connectivity between the public sidewalk and the front entrance of buildings within the development. When a parking space abuts an internal sidewalk, the sidewalk shall be at least seven (7) feet in width or the space shall include a wheel stop to prevent a vehicle from overhanging the sidewalk.</p>	<p>Increase pedestrian safety throughout parking lots</p>
<p>G. Obstruction on internal sidewalks. Placement of obstructions upon internal sidewalks (such as merchandise, electric charging stations, vending machines and the like) must accommodate a minimum five (5) feet of clear path-of-travel for pedestrians.</p>	<p>Increase pedestrian safety throughout parking lots</p>
<p>H. Pedestrian connectivity. Where a parking lot is located between a primary structure and a public sidewalk, sidewalks with safe crossings (including striped crosswalks and curb ramps where necessary) of the parking lot shall be provided. When a development is located on a corner lot, sidewalks shall connect the primary structure with public sidewalks on both frontages in a direct manner.</p>	<p>Increase pedestrian safety throughout parking lots</p>

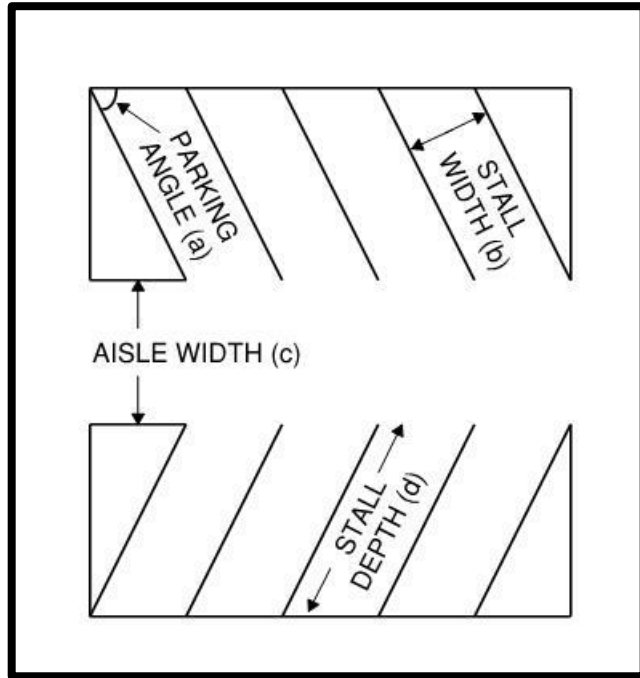
Exhibit C – Summary of Proposed Amendments

Exhibit 36-2 Dimensional standards for standard and parking spaces.

Angle (a)	Parking Type	Stall Width (b)	1-Way aisle Width (c)	2-Way aisle Width (c)	Stall Depth (d)
0°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	9 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	8 ft.
30°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
45°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
60°	Standard	9-10 ft.	18-20 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	15-17 ft.	24-28 ft.	15 ft.
90°	Standard	9-10 ft.	24-26 ft.	25-29 ft.	18-20 ft.
	Compact	8 ft.	22-24 ft.	24-28 ft.	15 ft.

Removed unused portions, provided range of widths and depths for increased flexibility

Exhibit C – Summary of Proposed Amendments



Updated exhibit to reflect changes

Exhibit C – Summary of Proposed Amendments

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts	
<p>A. Generally. In the central business core (C-4) and the central business periphery (C-5) zoning districts, the Director of Planning and Community Development may reduce the number of required parking spaces depending on the circumstances of the property and surrounding land uses the number of parking spaces may be reduced below the minimums noted in Exhibit 36-1 of this chapter. If off-street parking facilities are provided within those zoning districts, they shall conform to all other applicable requirements in this Chapter.</p>	<p>Eliminates need for approval of PCDD Director in order to reduce number of parking stalls in C-4 and C-5 districts, streamlining review process</p>
17.36.2.60 Shared parking	
<p>B. The parking facility for which joint use is proposed shall be is located within 400 one thousand (1000) feet of the building or use required to provide parking</p>	<p>Uniformity with 17.36.2.010</p>
<p>C. The parties owners or properties concerned in the joint use of off-street parking facilities shall evidence provide long-term their agreement for such joint use by a legal instrument approved by the City Attorney Legal Department and reviewed and approved for compliance with this Chapter by the Planning and Community Development Department as to form and content. Such The instrument, when approved agreement as conforming to the provisions of this chapter, shall be recorded in with the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department</p>	<p>Clarifies shared parking agreement requirements</p>
<p>E. Pedestrian links between the shared parking and the shared uses are direct, clear, and safe and, where the land uses function as a unified development, sidewalks between the land uses are provided; and</p>	<p>Increases pedestrian safety</p>
<p>F. Parking lots are located within the same zoning district as the use they serve. All shared parking facilities comply with this Chapter.</p>	<p>Ensures compliance with chapter requirements</p>
17.36.2.70 Accessible parking	
<p>A. Generally. Accessible parking space shall be provided subject to this part in accordance with, the Americans with Disabilities Act (ADA), “ADA Standards for Accessible Design” 28 CFR 36, revised as of July 1, 1994, and amendments thereto. provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.</p>	<p>Reference the standards that are used to assess accessibility compliance</p>
<p>Removal of all language pertaining to accessible parking spaces</p>	<p>Eliminated, as it is redundant to provisions regulated by building codes</p>

Exhibit C – Summary of Proposed Amendments

17.36.3 – Bicycle Parking	
17.36.3.010 Bicycle parking	
<p>A. Generally.</p> <ol style="list-style-type: none"> 1. Bicycle parking for non-residential and multi-family uses is encouraged and may be provided as an alternative to some required vehicular parking spaces. 2. If provided, bicycle parking should be provided consistent with the guidance contained in the most recently adopted Great Falls Long Range Transportation Plan. 3. When bicycle parking is provided, Two (2) each short-term such bicycle parking spaces may substitute for a one (1) required vehicular parking space up to a maximum of five ten (5 10) ten (10) percent of the required number of vehicle parking spaces of ten (10) spaces, whichever is less. 4. If long-term bicycle parking spaces are provided, each long-term space may substitute for one (1) required vehicular parking space up to a maximum of twenty-five (25) percent of the required number of vehicle parking spaces or twenty-five (25) spaces, whichever is less. 5. There is no maximum limit on the number of bicycle spaces. For example, if the standards as applied to a project call for one hundred (100) vehicle parking spaces, no more than five (5) bicycle parking spaces may be provided if substituted for vehicle parking spaces (ninety five (95) vehicle parking spaces and five (5) bicycle parking spaces). 	<p>Clarifies bicycle parking credit</p> <p>References the City's comprehensive transportation plan</p> <p>Creates more flexibility to meet required vehicle spaces and adds incentive for bicycle parking</p>
<p>Exhibit 36.6 Recommended number of bicycle parking spaces. Removed</p>	<p>Underutilized and out-of-date, reference to long range transportation plan</p>
<p>B. Location</p> <ol style="list-style-type: none"> 1. Located in visible and prominent locations near the building main entrance(s) or internal to the building, and shall be as close or closer to the entrance(s) than the nearest vehicle parking space 2. If employees generally use a different entrance than customers, distributed between the employee entrance and the main entrance(s), with at least 50% located near the main entrance(s) and equally distributed if there is more than one main entrance; 3. Under no circumstance should bicycle located parking be no more than one hundred fifty (100 50) feet from the entrance and connected to that entrance by a sidewalk; and 	<p>Clarification regarding location in relation to entrances</p> <p>Address employee entrances</p> <p>Update distance requirements</p>

Exhibit C – Summary of Proposed Amendments

<p>C. Design. Off-street bicycle parking areas should be incorporated into the overall building design parking lot layout and pedestrian circulation and coordinated with street public space features such as furniture (e.g. benches, street lights, planters, landscaping, mailboxes, etc.) when it is part of the overall project. If possible, bicycle parking racks should be protected from the elements by an awning, overhand, or similar covering. Racks shall not be placed so they block the entrance or inhibit pedestrian flow in or out of the building, and shall be installed so that all bicycles are parked entirely upon a paved surface.</p>	<p>Section moved from “B. LOCATION”; added design standards</p>
<p>G. Maintenance. Bicycle parking racks and spaces must be maintained in a clean and serviceable state. Bicycles that have been abandoned or are non-functional must be removed in a timely manner, or upon request by the City of Great Falls.</p>	<p>Promotes adequate and safe storage facilities for bicycles</p>
<p>17.36.4 – Loading Areas</p>	
<p>17.36.4.010 Loading areas</p>	
<p>A. Number required. Removed</p>	<p>Underutilized</p>
<p>Exhibit 36-8 Required number of loading berths. Removed</p>	<p>Underutilized</p>
<p>A. Use. A loading berth, when required, shall be available at all times, except when occupied by a vehicle performing loading or unloading</p> <p>B. Location. A loading facilities area shall be located on the same site premise it is they are intended to serve. A loading berth may not be located within seventy-five (75) feet of a residentially zoned property, measured in a straight line between the closest edge of the berth and the closest edge of the residential property. zoning district.</p> <p>C. Direct access. Each loading berth shall have direct access to a street or alley without traversing a residential zoning district.</p> <p>D. Size. Exclusive of aisle and maneuvering space, a loading berth shall be at least twelve (12) feet wide, at least forty five (45) feet long, and have at least fourteen (14) feet of vertical clearance A loading area shall be of adequate size and location so as to keep any street, sidewalk, alley, drive aisle, service drive, driveway, or parking space clear of obstruction by the vehicle using the loading berth.</p> <p>E. Surfacing. All loading areas shall be surfaced and maintained with cement or asphaltic concrete in accordance with standards prescribed by the City Engineer in compliance with the off-street parking surfacing standards contained in this Chapter.</p>	<p>Added clarification when measuring distance</p> <p>Removed unused/confusing language</p> <p>Ensure compliance with Chapter</p>



Item: Ordinance 3213, “An Ordinance Amending Title 15 of the Official Code of The City of Great Falls (OCCGF): Pertaining to Buildings and Construction.”

From: Legal Department

Initiated By: Planning and Development Department

Presented By: Sara R. Sexe, City Attorney

Action Requested: Accept Ordinance 3213 on first reading and set second reading for February 18, 2020.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/not accept) Ordinance 3213 on first reading and (set/not set) second reading for February 18, 2020.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation:

Staff recommends that the City Commission accept Ordinance 3213 on first reading and set second reading for February 18, 2020.

Background:

In 2018, the City Commission adopted Ordinance 3189 that repealed and replaced OCCGF Title 15. OCCGF Title 15 pertains to buildings and construction. Pursuant to Mont. Code Ann. Title 50, all cities and towns that adopt building or construction standards must adopt the same standards as adopted by the Montana Department of Labor and Industry (MTDOLI).

Effective December 7, 2019 the MTDOLI adopted the following building and construction standard codes:

1. The 2018 Uniform Plumbing Code;
2. The 2018 International Mechanical Code;
3. The 2018 International Fuel Gas Code;
4. The 2018 NFPA 99C Gas and Vacuum Systems;
5. The 2017 National Electrical Code;
6. The 2018 International Building Code;

7. The 2018 International Residential Code;
8. The 2018 International Existing Building Code;
9. The 2018 International Swimming Pool and Spa Code; and
10. The 2018 International Wildland-Urban Interface Code.

Pursuant to the Administrative Rules of Montana (ARM), the City of Great Falls is required to adopt these codes as well. Along with the codes themselves, the MTDOLI also adopts a number of appendices to the codes which must also be adopted by the City through an Ordinance.

The Ordinance under consideration would amend OCCGF Title 15 to comply with Mont. Code Ann. Title 50 and the ARM. The first substantive proposed amendment would adopt the above listed codes that have not previously been adopted into OCCGF Title 15. Next, the Ordinance would change language in certain provisions to adopt the appendices that have also been adopted by the MTDOLI. Finally, the Ordinance under consideration would allow the Great Falls Fire Rescue Department (GFFR) to assess fees for Fire Prevention Bureau inspections, if it deems necessary. Said fees would be set by Commission resolution.

The effective date of Ordinance 3213, if adopted, will be March 1, 2020 to comply with ARM time parameters. Ord. 3213 Exhibit "A" illustrates the proposed OCCGF Title 15 amendments. Proposed inserted language is illustrated in **bold**, and proposed deleted language is illustrated in ~~strikethrough~~.

Alternatives:

The Commission could choose to not accept Ordinance 3213 on first reading and not set second reading. However, this would put OCCGF Title 15 into non-compliance with MTDOLI regulations.

Concurrences:

Planning and Community Development
GFFR
City Clerk's Office

Attachments/Exhibits:

Ordinance 3213
Ord. 3213 Exhibit "A"

ORDINANCE 3213

AN ORDINANCE AMENDING TITLE 15 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF): PERTAINING TO BUILDINGS AND CONSTRUCTION.

* * * * *

WHEREAS, the City Commission established Title 15 of the OCCGF outlining provisions pertaining to Buildings and Construction; and

WHEREAS, the City is required to adopt the same building construction and fire safety standards as the State of Montana pursuant to Mont. Code Ann. Title 50; and

WHEREAS, minor amendments to OCCGF Title 15 are required to satisfy this State law requirement; and

WHEREAS, the City Commission may wish to establish fees for fire protection inspections in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 15, is hereby amended as depicted in Exhibit “A” attached hereto and by reference incorporated herein, with deleted language identified by ~~striketrough~~ and inserted language **bolded**; and

Section 3. This ordinance shall be in full force and effect March 1, 2020.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading February 18, 2020.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Joseph Cik, Assistant City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3213 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Title 15 - BUILDINGS AND CONSTRUCTION

Chapter 1 CODE ADOPTION

Sections:

- 15.1.010 Adoption.
- 15.1.020 Design Review Board.
- 15.1.030 Commission report.
- 15.1.040 House moving license.
- 15.1.050 Insurance and bond.
- 15.1.060 Moving buildings, permit, and supervision.
- 15.1.070 Moving buildings, permit fee.
- 15.1.080 Special inspector.
- 15.1.090 Relocated structures.
- 15.1.100 Asbestos in building construction.

15.1.010 Adoption.

- A.** The Building Code shall be the same edition **and appendices** as adopted by the State of Montana. The Building Code is adopted pursuant to the Administrative Rules of Montana (ARM). The Building Code currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies of each are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, Building Codes and Commercial Measurements Bureau, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478, www.iccsafe.org.
- B. The City Commission hereby also adopts the following Codes and appendices as adopted by the State of Montana:**
 - 1. The International Residential Code;**
 - 2. The International Swimming Pool and Spa Code;**
 - 3. The International Wildland-Urban Interface Code; and**
 - 4. The National Fire Protection Association ninety-nine (99).**

(Ord. 3213, 2020; Ord. 3189, 2018).

15.1.020 Design Review Board.

The Official Code of the City of Great Falls (OCCGF) Title 17, Chapter 12, Article 3, establishes the Design Review Board and sets forth its purpose, authority, membership, and the process to review Board decisions. The Board will review and approve development proposals for new commercial and multifamily buildings of eight (8) units or more (excluding Planned Unit Developments and Townhouses).

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

(Ord. 3189, 2018).

15.1.030 Commission report.

During his or her term of office, the Building Official shall keep, or cause to be kept, a record of the number, description, type, occupancy, size, and valuation of every building or structure erected in the City for which certificates or permits are issued. The Building Official shall also make a monthly report, on or before the tenth day of each month, of the number of permits and certificates issued and the valuation of structures erected within the incorporated City limits and of fees collected during the preceding month.

(Ord. 3189, 2018).

15.1.040 House moving license.

Any person, firm, corporation, or other entity desiring to move any house or structure into, out of, or within the City limits, shall first obtain a house mover's license, the annual fee for which shall be set by City Commission resolution.

(Ord. 3189, 2018).

15.1.050 Insurance and bond.

Any person, firm, entity or corporation desiring to obtain a house mover's license shall make application to the Planning and Community Development Department and shall supply a commercial general liability insurance policy and license bond as specified by City Commission resolution. Upon approval of the application and payment of the annual fee, the license will be issued.

(Ord. 3189, 2018).

15.1.060 Moving buildings, permit, and supervision.

- A. Before any house or structure may be moved into, out of, or within the City, such licensed house movers shall make application for a permit for the moving of each separate house or structure to the Building Official, and the Building Official shall inspect the same and the route upon which house or structure is proposed to be moved.
- B. All house-moving shall be conducted under the supervision of the Building Official, and the Building Official may demand any precaution deemed advisable for the protection of the streets.
- C. Any mover shall coordinate and receive appropriate authorization from:
 - 1. All impacted public utilities;
 - 2. The Great Falls Fire Rescue Department (GFFR);
 - 3. The Great Falls Police Department (GFPD);
 - 4. The Great Falls Park and Recreation Department; and
 - 5. The Montana Department of Transportation, either by agreement or under provisions of the State for such moving and shall furnish proof of such authorization on forms supplied by the Building Official.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

D. Each application shall furnish proof of compliance with all Montana regulations for such moving.

(Ord. 3189, 2018).

15.1.070 Moving buildings, permit fee.

Fees for the issuance of a permit to remove any house or structure shall be as set by City Commission resolution.

(Ord. 3189, 2018).

15.1.080 Special inspector.

If the Building Official determines any structure over forty (40) tons requires the services of an inspector while the building is in transit, an additional inspection fee shall be paid for all the time spent on inspection.

(Ord. 3189, 2018).

15.1.090 Relocated structures.

Whenever a moved structure is to be relocated within the jurisdiction of the City, permits required by the Official Code of the City of Great Falls (OCCGF) shall be obtained for such work as are necessary to locate, support, anchor, and supply utilities to the structure. Foundation and/or framing work at the relocated site shall be inspected and approved by the Building Official or designee prior to such structure being placed upon the lot. Buildings or structures moved into or within the City shall comply with all applicable OCCGF provisions for new buildings or structures. Demolition of foundation and utility abandonment on the original site shall be as required by razing guidelines as set forth by the City.

(Ord. 3189, 2018).

15.1.100 Asbestos in building construction.

- A. All buildings scheduled for demolition which contain asbestos insulation or fireproofing must follow the safeguards listed in Title 50, Chapter 64, Montana Code Annotated. Periodic inspection pursuant to Mont. Code Ann. Title 50, Chapter 64, and this section, may be required.
- B. "Asbestos-containing spray products" means any fibrated product or compound which is applied to a surface utilizing a spray or pneumatic means of application, for whatever purpose.
- C. "Friable asbestos material" means any material that contains more than one (1) percent asbestos by weight and that can be crumbled, pulverized or reduced to powder, when dry, by hand pressure.
- D. The use of asbestos-containing spray products for whatever purpose, other than those in which the asbestos fibers are encapsulated with a bituminous or resinous binder and which are not friable after drying, in the construction, remodeling, renovation, alteration of a building or structure is prohibited.
- E. A violation of subsection (D) of this part is a misdemeanor punishable by a fine not to exceed five hundred dollars (\$500.00).

Title 15 - BUILDINGS AND CONSTRUCTION

(Ord. 3189, 2018).

Chapter 2 MOBILE HOMES [\[2\]](#)

Sections:

- 15.2.010 Purpose.
- 15.2.020 Unsafe structures and utilities—designated.
- 15.2.030 Unsafe structures and utilities penalty.
- 15.2.040 Appurtenances—installation.
- 15.2.050 Footing.
- 15.2.060 Pier.
- 15.2.070 Cap.
- 15.2.080 Shim.
- 15.2.090 Foundations and piers—use approval.
- 15.2.100 Skirting requirements.
- 15.2.110 Permit—fees.

15.2.010 Purpose.

The purpose of this regulation is to provide minimum standards to safeguard, health, safety, property, and public welfare by regulating and controlling use and occupancy of all mobile homes, trailer homes, trailers, or any similarly named structure within the City.

(Ord. 3189, 2018).

15.2.020 Unsafe structures and utilities—designated.

Unsafe mobile homes, trailer homes, trailers, or other similar structures designed for living purposes for one (1) or more persons are defined as follows:

- A. "Unsafe Structure" means a structure which constitutes a fire hazard or hazard to life, health, property, or public welfare by reason of use, inadequate maintenance or dilapidation, or abandonment. Any structure in which any one (1) or more of the following conditions exists shall be deemed conclusively to be an unsafe structure:
 - 1. A structure which shows damage or deterioration of the non-supporting enclosing or outside walls or covering to such an extent that they will not resist the wind pressure or lateral forces all in accordance with the standards adopted in this Chapter;
 - 2. A structure for which the loads upon the floors or roof exceed the maximum design limits; or

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

3. A structure with parts that are so attached that they may fall and cause injury to persons or personal property.
- B. "Unsafe Utility" means a utility which constitutes a fire hazard or hazard to health, safety, property, or public welfare by reason of use, construction, quality of material, inadequate maintenance, or dilapidation. Any utility in which any one (1) or more of the following conditions exists shall be deemed to be an unsafe utility:
 1. Damaged gas-fired, oil-fired, or solid fuel-fired appliances; or
 2. Devices or other apparatus which have any of the following defects:
 - i. Broken or cracked heat exchangers;
 - ii. Defective or deteriorated vents, venting, or flues which permit leakage of the flue gas through the walls;
 - iii. Defective fuel supply lines;
 - iv. Insufficient air supply for combustion of the fuel;
 - v. Defective or improperly installed and/or adjusted controls and appurtenances or a lack of such required controls;
 - vi. Equipment locations which constitute a fire or explosive hazard; or
 - vii. Defective or improperly installed gas-fueled equipment.

(Ord. 3189, 2018).

15.2.030 Unsafe structures and utilities penalty.

- A. An unsafe structure or utility is hereby declared a Nuisance pursuant to OCCGF Title 8, Chapter 49.
- B. Owning or maintaining an unsafe structure or utility is a misdemeanor, punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00) or both. The Court may in its discretion order the unsafe structure or utility removed or destroyed.

(Ord. 3189, 2018).

15.2.040 Appurtenances—installation.

- A. Footings, piers, caps, and shims shall be installed directly under the main frame or chassis of the mobile home according to the manufacturer's recommendations, if those recommendations meet the minimum standards set out in this Chapter.
- B. All footings, piers, caps, and shims shall be located under both frame rails and shall be installed so the longest dimensions of each piece of material used for the construction of a pier and of each footing, cap, and shim are parallel to the ground and perpendicular to the frame rail. Those nearest to each end of the mobile home shall be within five (5) feet of the end of the home, and shall have a maximum spacing of ten (10) feet on the centers.
- C. All grass and organic material shall be removed from beneath the footings.

(Ord. 3189, 2018).

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

15.2.050 Footing.

- A. A footing is that portion of the blocking between the ground and the frame rail which spreads and transmits loads directly to the soil.
- B. All footings shall be of a material impervious to rot which has a minimum weight-bearing ability equal to or greater than a solid piece of wood having minimum nominal dimensions of two (2) inches by twelve (12) inches by eighteen (18) inches.
- C. Each footing may be constructed from more than one (1) piece of material, provided that each piece of material has minimum nominal dimensions of not less than two (2) inches by twelve (12) inches by eighteen (18) inches, unless smaller dimensions are approved by the section prior to use.
- D. All footings shall be at least four (4) inches longer and four (4) inches wider than the pier resting upon it, unless smaller dimensions are approved by the section prior to use.

(Ord. 3189, 2018).

15.2.060 Pier.

- A. A pier is a vertical structural support that transmits the load from the mobile home chassis to the footing.
- B. A pier shall be constructed of a material or materials which have a minimum weight-bearing ability equal to or greater than a standard eight (8) inches by eight (8) inches by sixteen (16) inches minimum celled concrete block. If a celled material, e.g., a celled concrete block or an expanded shell, is used to construct piers, the material shall be installed so the open end of each cell is perpendicular to the frame rail and to the ground.
- C. A pier shall be not less than eight (8) nominal inches wide and shall be the same width as a cap resting upon it.
- D. A pier eight (8) inches in height, or less, may be constructed of more than one (1) piece of material provided each piece has minimum nominal dimensions of two (2) inches by four (4) inches by sixteen (16) inches.
- E. A pier more than eight (8) inches in height may be constructed of more than one (1) piece of material having minimum nominal dimensions of eight (8) inches wide, eight (8) inches high, and sixteen (16) inches long, provided that the pieces fit flush, one (1) to another.

(Ord. 3189, 2018).

15.2.070 Cap.

- A. A cap is a covering structure that is placed between the pier and shim to provide a surface on which the shims may rest so as to transmit the mobile home load uniformly to the pier-bearing surface.
- B. All piers shall be topped with a cap not more than four (4) inches in height and not less than eight (8) nominal inches wide and sixteen (16) inches long.
- C. Each cap shall be constructed of the same material throughout and may be constructed of more than one (1) piece of said same material, each having minimum nominal dimensions of one (1) inch by eight (8) inches by sixteen (16) inches.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

(Ord. 3189, 2018).

15.2.080 Shim.

- A. A shim is a thin tapered slip of wood or metal used to fill in between the cap and mobile home chassis for the purpose of leveling the mobile home.
- B. All shims shall be four (4) inches or less in thickness and wide enough to provide bearing over the width of the cap.
- C. The shims shall be driven tight between the cap and the frame rail to provide uniform bearing and leveling.

(Ord. 3189, 2018).

15.2.090 Foundations and piers—use approval.

Other types of piers and foundations, including heavy metal adjustable screw columns, of equal performance and weight-bearing ability may be used when approved by the Building Official or designee. Tie-downs shall be provided to resist overturning caused by seismic or wind loadings.

(Ord. 3189, 2018).

15.2.100 Skirting requirements.

All mobile homes placed upon mobile home zoned lots shall have the space below the mobile home skirted by weatherproof materials compatible with the exterior design of the mobile home. When such skirting is placed around a mobile home that has combustion air for the furnace and hot water tank taken from beneath the unit, provision shall be taken to louvre the air intake to outside of the skirt. A proper louvre shall be placed over the intake to prevent the entrance of birds and rodents.

(Ord. 3189, 2018).

15.2.110 Permit—fees.

A fee for each permit to place a mobile home on a lot outside of a licensed trailer court shall be set by Commission resolution and paid to the Planning and Community Development Department.

(Ord. 3189, 2018).

Chapter 3 INTERNATIONAL ENERGY CONSERVATION CODE

Section:

15.3.010 Adoption.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

15.3.010 Adoption.

The International Energy Conservation Code (IECC) shall be the same edition **and appendices** as adopted by the State of Montana. The IECC is adopted pursuant to the Administrative Rules of Montana. The IECC currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies of each are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, ~~Building Codes Bureau~~ **Building and Commercial Measurements Bureau**, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the International Code Council (ICC), 4051 West Fossmoor Road, Country Club Hills, IL 60478, www.iccsafe.org.

(Ord. 3213, 2020; Ord. 3189, 2018).

Chapter 4 INTERNATIONAL EXISTING BUILDING CODE

Section:

15.4.010 Adoption.

15.4.010 Adoption.

The International Existing Building Code (IEBC) shall be the same edition **and appendices** as adopted by the State of Montana. The IEBC is adopted pursuant to the Administrative Rules of Montana. The IEBC currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies of each are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, ~~Building Codes Bureau~~ **Building and Commercial Measurements Bureau**, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the International Code Council (ICC), 4051 West Floosmoor Road, Country Club Hills, Ill 60478, www.iccsafe.org.

(Ord. 3213, 2020; Ord. 3189, 2018).

Chapter 5 MECHANICAL CODE

Section:

15.5.010 Adoption.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

15.5.010 Adoption.

The Mechanical Code shall be the same edition **and appendices** as adopted by the State of Montana. The Mechanical Code is adopted pursuant to the Administrative Rules of Montana. The Mechanical Code currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies of each are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, ~~Building Codes Bureau~~ **Building and Commercial Measurements Bureau**, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478, www.iccsafe.org.

(Ord. 3213, 2020; Ord. 3189, 2018).

Chapter 6 PLUMBING CODE

Sections:

15.6.010 Adoption.

15.6.020 Authority designated.

15.6.030 Permit fees.

15.6.040 Plumbing requirements.

15.6.050 Permit issuance.

15.6.060 Homeowner's permit.

15.6.070 Medical gas requirements.

15.6.080 Violation—penalty.

15.6.010 Adoption.

The Uniform Plumbing Code shall be the same edition **and appendices** as adopted by the State of Montana. The Uniform Plumbing Code is adopted pursuant to the Administrative Rules of Montana. The Uniform Plumbing Code currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies of each are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, ~~Building Codes Bureau~~ **Building and Commercial Measurements Bureau**, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the International Association of Plumbing and Mechanical Officials (IAPMO), 20001 Walnut Drive South, Walnut, CA 91789-2825.

(Ord. 3213, 2020; Ord. 3189, 2018).

15.6.020 Authority designated.

The Great Falls Building Official or designee shall have the authority to enforce this Chapter.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

(Ord. 3189, 2018).

15.6.030 Permit fees.

Permit fees shall be set by City Commission resolution.

(Ord. 3189, 2018).

15.6.040 Plumbing requirements.

For purposes of definition, plumbing shall involve all sections of the Uniform Plumbing Code, except Chapter 12, Fuel gas piping.

(Ord. 3189, 2018).

15.6.050 Permit issuance.

Permits shall be issued only to plumbing contractors or homeowners who meet the requirements of this Chapter, or Title 37, Chapter 69, of the Montana Code Annotated.

(Ord. 3189, 2018).

15.6.060 Homeowner's permit.

An owner of a single-family residence used exclusively for personal **occupancy** use may install all sanitary plumbing or potable water supply piping. The standard fee schedule applies to all permits obtained under this Chapter.

(Ord. 3213, 2020; Ord. 3189, 2018).

15.6.070 Medical gas requirements.

For purposes of definition medical gas systems shall involve only National Fire Protection Association 99 Gas and Vacuum Systems current edition.

(Ord. 3189, 2018).

15.6.080 Violation—penalty.

A violation of any provision of this Chapter is a misdemeanor, punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00), or both. A violation of this Chapter may also result in a revocation of any special business license issued pursuant to OCCGF Title 5.

(Ord. 3189, 2018).

Title 15 - BUILDINGS AND CONSTRUCTION

Chapter 7 INTERNATIONAL FUEL GAS CODE

Sections:

15.7.010 Adoption.

15.7.020 Definition.

15.7.030 Permit fees.

15.7.040 Fuel Gas piping requirements.

15.7.050 Permit issuance.

15.7.060 Violation—penalty.

15.7.010 Adoption.

The International Fuel Gas Code shall be the same **edition and appendices** as adopted by the State of Montana. The International Fuel Gas Code is adopted pursuant to the Administrative Rules of Montana. The International Fuel Gas Code currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies of each are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, ~~Building codes Bureau~~ **Building and Commercial Measurements Bureau**, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478, www.iccsafe.org.

(Ord. 3213, 2020; Ord. 3189, 2018).

15.7.020 Definition.

The Fuel Gas Code Official shall be the Great Falls Building Official or designee.

(Ord. 3189, 2018).

15.7.030 Permit fees.

Permit fees shall be set by City Commission resolution.

(Ord. 3189, 2018).

15.7.040 Fuel Gas piping requirements.

For purposes of definition, fuel gas piping shall involve only the International Fuel Gas Code.

(Ord. 3189, 2018).

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

15.7.050 Permit issuance.

Only a gas fitting contractor licensed pursuant to OCCGF Title 5, shall be eligible to obtain a permit for fuel gas piping systems.

(Ord. 3189, 2018).

15.7.060 Violation—penalty.

A violation of any provision of this Chapter is a misdemeanor, punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00), or both. A violation of this Chapter may result in the revocation of any special business license issued pursuant to OCCGF Title 5.

(Ord. 3189, 2018).

Chapter 8 ELECTRICAL CODE

Sections:

15.8.010 Adoption.

15.8.020 Homeowner electrical permit.

15.8.030 Application—homeowner's permit.

15.8.040 Electrical permit issuance.

15.8.050 Permit fees.

15.8.060 Violation—penalty.

15.8.010 Adoption.

The Electrical Code shall be the same edition **and appendices** as adopted by the State of Montana. The Electrical Code is adopted pursuant to the Administrative Rules of Montana. The Electrical Code currently being enforced by the City of Great Falls is on file in the Planning and Community Development Department. Copies are available for inspection. Copies may be obtained from the Department of Labor & Industry, Building Standards Division, ~~Building codes Bureau~~ **Building and Commercial Measurements Bureau**, P.O. Box 200517, Helena, MT 59620, at cost plus postage; or the National Fire Protection Association, Inc., #1 Battery march Park, Quincy, Massachusetts, 02269, www.necdirect.org.

(Ord. 3213, 2020; Ord. 3189, 2018).

15.8.020 Homeowner electrical permit.

An individual may obtain an electrical permit for doing electrical work on his or her own property or residence, provided that said property or residence is maintained for his or her own use. The electrical

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

work shall be done by the owner or a member of the family residing at the same address. Any other individual(s) performing work under the electrical permit are in violation of this Chapter.

(Ord. 3189, 2018).

15.8.030 Application—homeowner's permit.

Any person desiring a homeowner's permit under the provisions of this Chapter shall first file an application for registration. The application shall set forth the location of the building where the work is proposed to be done, state that the applicant is the owner of said building, and attest to understanding applicable provisions of this Chapter and electrical codes. Permit fees shall be established by City Commission resolution.

(Ord. 3189, 2018).

15.8.040 Electrical permit issuance.

Electrical permits may be issued only to a person, firm, corporation, or other entity qualified or licensed under applicable Montana state law and the OCCGF, or to individuals qualifying as homeowners pursuant to this Chapter.

(Ord. 3189, 2018).

15.8.050 Permit fees.

Electrical permit fees shall be set by City Commission resolution.

(Ord. 3189, 2018).

15.8.060 Violation—penalty.

A violation of any provision of this Chapter is a misdemeanor, punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00), or both. A violation of this Chapter may result in the revocation of any special business license issued pursuant to OCCGF Title 5.

(Ord. 3189, 2018).

Chapter 9 FIRE CODE

Sections:

15.9.010 International Fire Code—adoption.

15.9.020 Definitions.

15.9.030 Bureau of Fire Prevention—established—duties.

15.9.040 Pipes thawed with torch prohibited.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

15.9.050 Violation—penalty.

15.9.010 International Fire Code—adoption.

- A. The City of Great Falls hereby adopts the most currently Montana state adopted International Fire Code (IFC) **and appendices**, as may be administratively amended by the Great Falls Fire Rescue Department (GFFR).
- B. A copy of the IFC, as may be amended, is available for inspection in the City Clerk's office and the GFFR Fire Marshall's office.
- C. Copies of the IFC may also be obtained from the International Code Council.

(Ord. 3213, 2020; Ord. 3189, 2018).

15.9.020 Definitions.

Whenever the following words are used in the IFC, the following definitions shall apply:

- A. "Chief of the Bureau of Fire Prevention" means the Great Falls Fire Rescue Department (GFFR) Chief.
- B. "Corporation Counsel" means the Great Falls City Attorney.
- C. "Jurisdiction" means the incorporated City limits of Great Falls.
- D. "Removal" in relation to storage tanks includes vents and fill pipes and all other incidental hardware.

(Ord. 3189, 2018).

15.9.030 Bureau of Fire Prevention—established—duties.

- A. The IFC shall be enforced by the GFFR Bureau of Fire Prevention, under the supervision of the Fire Chief.
- B. **The GFFR Fire Prevention may, in the discretion of the Fire Marshall, assess fees for inspections and/or re-inspections of premises for compliance with the IFC. Said fees shall be set by Commission resolution.**

(Ord. 3213, 2020; Ord. 3189, 2018).

15.9.040 Pipes thawed with torch prohibited.

- A. It is unlawful to use any torch or other flame-producing device for the purpose of thawing out any pipe in or under any house, building, or structure in the incorporated City limits.
- B. A violation of this section is a misdemeanor punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00), or both.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

- C. Costs incurred by City emergency personal responding to a violation of this section may be assessed as a lien on the subject property by Commission resolution.

(Ord. 3189, 2018).

15.9.050 Violation—penalty.

- A. Unless otherwise specified in this Chapter, any person who violates any of the provisions of the IFC as adopted, or fails to comply therewith is guilty of a misdemeanor, punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00), or both.
- B. A property that contains a violation of the IFC, or any other violation of this Chapter is hereby declared a Nuisance as defined by OCCGF Title 8, Chapter 49.

(Ord. 3189, 2018).

Chapter 10 SCREENING

Sections:

15.10.010 Title.

15.10.020 Purpose.

15.10.030 Enforcement.

15.10.040 Definitions.

15.10.050 Screening—required.

15.10.060 Violations and penalties.

15.10.010 Title.

This Chapter shall be known as the Great Falls Screening Code (GFSC).

(Ord. 3189, 2018).

15.10.020 Purpose.

The purpose of this Code is to provide a standard to enhance life, health, property, and public welfare by requiring the screening of salvage establishments. The intent is to present a visually attractive appearance, allowing only standard fencing materials or landscaping methods.

(Ord. 3189, 2018).

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

15.10.030 Enforcement.

The Planning and Community Development Director or designee is authorized and directed to enforce this Code.

(Ord. 3189, 2018).

15.10.040 Definitions.

- A. "Public view" means a point six (6) feet above the surface of the center of any adjacent public right-of-way including but not limited to avenues, streets, and alleys.
- B. "Salvage" or "scrap" means fragments of material discarded as waste in manufacturing operations, or machines, tools, equipment, or parts thereof no longer in serviceable condition, or such items and materials no longer used for their original intent or purpose or such items or materials which are valuable only as raw material for reprocessing. Classes of scrap include but are not limited to:
 - 1. Metal;
 - 2. Rubber;
 - 3. Textiles,
 - 4. Rope;
 - 5. Paper;
 - 6. Leather;
 - 7. Lumber;
 - 8. Plastics; and
 - 9. Equipment made of such material.
- C. "Salvage or scrap dealer" means any place of business which is maintained, operated or used for storing, keeping or selling salvage. This excludes a motor vehicle graveyard, garbage dump, or sanitary landfill which are regulated by other OCCGF provisions.

(Ord. 3189, 2018).

15.10.050 Screening—required.

- A. Screening, in compliance with the provisions of this Chapter, is required for the accumulation, storage, or disposal of salvage or scrap.
- B. Screening refers to fencing or other manmade barriers to conceal salvage from public view. It also refers to natural barriers. Any screening barrier must conform to all local zoning, planning, building provisions, and any other legal restrictions that may be in effect for each property.
- C. If a fence is used, the boards may be spaced and/or slanted to reduce wind load. The space which can be seen from a broadside view will not be more than one and one-half (1½) inches wide when viewed at any angle from forty-five (45) degrees to ninety (90) degrees to the fence. The interval between spaces will not be less than seven and one-half (7½) inches. Chain-link metal fences with standard fiberglass or other inserts are acceptable, provided the gap between adjacent slats does not exceed one and one-half (1 ½) inches. The breaks in the fence may be vertical or at any angle; they cannot be horizontal.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

- D. Fences are to be constructed of sound building materials. Rough dimensional lumber or better is acceptable. Slabs are not considered rough dimensional lumber. Plastics or other materials that are placed over the salvage or scrap are not acceptable. Trees and shrubs can best be used in conjunction with other screening materials to improve the appearance of the salvage or scrap facility. Screening other than the two (2) types of fencing specifically approved above (metal and wood) but of equivalent permanence, attractiveness, and screening qualities are also acceptable, if approved by the Board of Adjustment in compliance with OCCGF Title 17.
- E. Screening with shrubs and trees, while not subject to precise measurements, is to provide a similar degree of screening at all times of the year. A berm may be constructed of any solid material, including stumps, demolition debris, etc. The slopes of the berm are to be covered and graded smooth, with not less than three (3) inches of topsoil and seeded with an adequate seeding formula.
- F. No more than one (1) of the approved screening materials is to be used on one (1) side of the premises. Trees and shrubs may be placed on the outside of the screening material. Other sides may use different approved materials.
- G. The screening is to be maintained by the property or salvage dealer in a neat and workmanlike manner and in compliance with all applicable Official Code of the City of Great Falls provisions. Screening is to be replaced when necessary by the property owner or salvage dealer. Damage by criminal acts, or other causes, is at the risk of the owner or designee.
- H. Signage on the screening must comply with OCCGF Title 17.

(Ord. 3189, 2018).

15.10.060 Violations and penalties.

- A. A violation of this Chapter is a misdemeanor, punishable by a term not to exceed six (6) months in jail, a fine not to exceed five hundred dollars (\$500.00), or both.
- B. A property that contains any violation of this Chapter is hereby declared a Nuisance as defined by OCCGF Title 8, Chapter 49.

(Ord. 3189, 2018).

Chapter 11 DESIGN PROFESSIONALS

Section:

15.11.010 Requirement for design professionals.

15.11.010 Requirement for design professionals.

Where structural integrity, mechanical, electrical, or plumbing complexity, or any other applicable code provision necessitates it, the Building Official may require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State of Montana.

Exhibit "A"

Title 15 - BUILDINGS AND CONSTRUCTION

(Ord. 3189, 2018).

Chapter 12 APPLICABILITY

Sections:

15.12.010 Applicability.

15.12.020 Appeals.

15.12.010 Applicability.

OCCGF Title 15 is applicable to all buildings within the incorporated City limits of Great Falls, including but not limited to:

- A. Residential buildings, containing less than four (4) dwelling units or their attached-to structures;
- B. Any farm or ranch building; and
- C. Any private garage or private storage structure used only for the owner's own use as provided by Mont. Code Ann. § 50-60-102(1)(a).

(Ord. 3189, 2018).

15.12.020 Appeals.

Appeals may be filed to any order, requirement, permit decision, refusal or determination of the Building Official or designee in accordance with OCCGF Title 17, Chapter 12, Article 5.

(Ord. 3189, 2018).