



The City Planning Board/Zoning Commission unanimously recommends Commission approval.

Mayor Stebbins declared the public hearing open. No one spoke in favor of or opposition to Resolution 9727 and Ordinance 2999.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Bronson moved, seconded by Commissioners Beecher and Rosenbaum, that the City Commission adopt Resolution 9727 and approve the Final Plat and Annexation Agreement.**

Mayor Stebbins asked if there was any discussion amongst the Commission. No one responded.

Motion carried 5-0.

**Commissioner Rosenbaum moved, seconded by Commissioner Beecher, that the City Commission adopt Ordinance 2999.**

Mayor Stebbins asked if there was any discussion amongst the Commission. No one responded.

Motion carried 5-0.

**Res. 9728 and Ord. 3000, annexation and zoning for 20 foot strip of land to be combined with Lot 1, Block 6, Meadowlark Addition No. 5. Adopted.**

**3A. RESOLUTION 9728 ANNEXES UNINCORPORATED 20 FOOT STRIP OF LAND TO BE COMBINED WITH THE INCORPORATED LOT 1, BLOCK 6, MEADOWLARK ADDITION NO. 5.**

**3B. ORDINANCE 3000 ASSIGNS ZONING CLASSIFICATION OF R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT UPON UNINCPORORATED LAND.**

Planning Director Ben Rangel reported that Meadowlark Partners LLP is the property owner and developer of Meadowlark Addition No. 5. The subdivision, located in southwest Great Falls, was annexed into the City on August 21, 2007. It consists of 20 single family residential lots. The developer would now like to add an unincorporated 20 foot strip of land to Lot 1, Block 6 of the subdivision to provide additional yard space for a new home.

After conducting a joint public hearing, Mr. Rangel requested that the Commission adopt Resolution 9728, which would annex the strip of land and adopt Ordinance 3000, which would assign R-3 Single-Family zoning, and approve the amended plat to combine the strip of land with Lot 1, Block 6 of the subdivision.

The City Planning Board/Zoning Commission unanimously recommends Commission approval.

Mayor Stebbins declared the public hearing open. No one spoke in favor of or opposition to Resolution 9728 and Ordinance 3000.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Jolley moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 9728 and approve the Amended Plat of Lot 1, Block 6, Meadowlark Addition No. 5.**

Mayor Stebbins asked if there was any discussion amongst the Commission. No one responded.

Motion carried 5-0.

**Commissioner Bronson moved, seconded by Commissioners Beecher and Rosenbaum, that the City Commission adopt Ordinance 3000.**

Mayor Stebbins asked if there was any discussion amongst the Commission. No one responded.

Motion carried 5-0.

**Ord. 2998, amending  
OCCGF 15.50. Adopted.**

**4. ORDINANCE 2998, AMENDING OCCGF 15.50 TO ADOPT THE  
2006 EDITION OF THE INTERNATIONAL FIRE CODE (IFC).**

Fire Marshal Doug Bennyhoff reported that § 7-33-4208, Montana Code Annotated, states that municipalities must adopt local fire codes that meet the minimum standard that the state has adopted. Municipalities are allowed to adopt more stringent fire code requirements at a local level, but cannot be more lenient. Mr. Bennyhoff stated that the International Fire Code, which he is recommending for adoption, is a companion code of the International Building Code currently used by the building officials.

After conducting a public hearing, Mr. Bennyhoff requested that the Commission adopt Ordinance 2998. Mr. Bennyhoff stated from the date of final adoption until the effective date 30 days later, industry may choose to have plans and premises reviewed under either the 2003NFPA 1 Uniform Fire Code or the 2006 International Fire Code. During that 30 day period, use of the International Fire Code is recommended.

Mayor Stebbins declared the public hearing open. No one spoke in favor of or opposition to Ordinance 2998.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Rosenbaum moved, seconded by Commissioner Bronson, that the City Commission adopt Ordinance 2998.**

Mayor Stebbins asked if there was any discussion amongst the Commission. Commissioner Rosenbaum stated that the uniformity to fit the building code has merit. Both codes work together.

Commissioner Bronson echoed Commissioner Rosenbaum's comments. Commissioner Bronson stated further that, in his law practice, he deals with international codes of this kind. The IFC is a natural progression of the City's efforts to improve fire protection. In his independent research, Commissioner Bronson stated that this could improve insurance ratings for property in this community, as it has in other communities that have adopted it.

Commissioner Jolley said she trusts Fire Marshal Doug Bennyhoff on this.

Motion carried 5-0.

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ORDINANCES/RESOLUTIONS**

**Consent Agenda.  
Approved as printed.**

#### **CONSENT AGENDA**

5. Minutes, February 19, 2008, Commission meeting.
6. Total Expenditures of \$1,000,721 for the period of February 12-27, 2008, to include claims over \$5,000, in the amount of \$825,535.
7. Contracts list.
8. Grants list.
9. Approve Labor Agreement with the Plumbers and Fitters Local #41.

**Commissioner Jolley moved, seconded by Commissioner Beecher, that the City Commission approve the Consent Agenda as presented.**

Mayor Stebbins asked if there was any discussion amongst the Commission. No one responded.

Motion carried 5-0.

**BOARDS & COMMISSIONS**

**Preliminary Plat, Castle Pines Addition Phases VI-VIII. Approved**

**10. PRELIMINARY PLAT, CASTLE PINES ADDITION, PHASES VI-VIII.**

The Planning Advisory Board recommends approval of the Preliminary Plat and accompanying Findings of Fact of Castle Pines Addition, Phases VI-VIII, consisting of 36 residential lots located along the east side of 13<sup>th</sup> Street South and south of 27<sup>th</sup> Avenue South.

**Commissioner Beecher moved, seconded by Commissioner Rosenbaum, that the City Commission approve the Preliminary Plat of Castle Pines Addition, Phases VI-VIII, and the accompanying Findings of Fact, subject to fulfillment of conditions stipulated to by the Planning Board.**

Mayor Stebbins asked if there were any questions from the public or any discussion amongst the Commission. No one responded.

Motion carried 5-0.

**11. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**CITY MANAGER**

**12. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**CITY COMMISSION**

**13. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**PETITIONS AND COMMUNICATIONS**

**14. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Mayor Stebbins opened the meeting to Petitions and Communications.

There were no Petitions and Communications from the public.

**ADJOURNMENT**

**Adjourn.**

There being no further business to come before the Commission, **Commissioner Beecher moved, seconded by Commissioners Rosenbaum and Bronson, that the regular meeting of March 4, 2008, be adjourned at 7:20 p.m.**

Motion carried 5-0.

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Mayor Stebbins

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City Clerk