

JOURNAL OF COMMISSION WORK SESSION
July 16, 2013

City Commission Work Session
Civic Center, Gibson Room 212

Mayor Winters presiding

CALL TO ORDER: 5:30 p.m.

ROLL CALL: City Commissioners present: Michael J. Winters, Bill Bronson, Fred Burow, Bob Jones and Bob Kelly.

STAFF PRESENT: City Manager and Deputy City Manager; City Attorney; Directors of Fiscal Services, Park and Recreation, Planning and Community Development, and Public Works; Housing Authority Executive Director; Fire Chief; Police Chief; and the Deputy City Clerk.

1. GROWTH POLICY

Planning and Community Development Comprehensive Planner II Ida Meeham reviewed and discussed a PowerPoint presentation on the Growth Policy.

<p style="text-align: center;">City Commission Work Session</p> <p style="text-align: center;"></p> <p style="text-align: center;">July 16, 2013</p> 	<p style="text-align: center;">BRIEFING</p> <ul style="list-style-type: none">• Overview of Growth Policy• Social• Environmental• Economic• Physical• Growth Trends• Future Growth• What is next? 
<p style="text-align: center;">BRIEFING</p> <ul style="list-style-type: none">• Overview of Growth Policy 	<p style="text-align: center;">What is the Growth Policy?</p> <ul style="list-style-type: none">• Guides land use decision making• Helps to coordinate services• Establishes a vision for the future of Great Falls• It is the City's "to do" list for the future 

The Growth Policy is a

- Requirement of Montana State Law
- It is not regulatory in and of itself
- Any ordinance action would have to be adopted by separate process

Why Update the Growth Policy Now?

- Local, regional and national trends are impacting the City
- There is an opportunity to build on the Downtown Master Plan
- Fresh vision and look at the City
- Resolution 9951 directing update

Examples of Previous Visions

2000 - The River's Edge Trail was one incomplete segment. Today it is 45 + miles and growing.

2004 - Missouri River Urban Corridor Plan

2007 - Great Falls Medical District Plan

2011 - Downtown Master Plan

Public Outreach to Date

- Two Community Open Houses – August 6, 2012 and April 1, 2013
- Survey – August through December 2012
- Forty presentations, including the Neighborhood Councils
- SWOT Analysis
- Web Updates
- Four Working Groups – Social, Environmental, Economic and Physical (September – December 2012)

BRIEFING

- Overview of Growth Policy
- Social

Social Challenges

- Population is aging
- Everyone is having to do more with less
- Geographic spread of the City strains police and fire services
- Almost half of all housing is 50 years old +
- Poverty rate is higher than state

Social Opportunities

- Regional Healthcare Corridor
- Innovative public safety staffing along with volunteerism
- Regional modeling for oil and gas impacts
- Downtown Master Plan and Safety Plan
- Innovative non-profit projects
- Healthy by Design

Healthy by Design

- Mixed land uses
- Safe and adequate sidewalks
- Equitable decision-making
- Diverse housing
- Local fresh food
- Accessible green spaces
- Bicycle infrastructure
- Transit
- Neighborhood centers



BRIEFING

- Overview of Growth Policy
- Social
- Environmental

Environmental Challenges

- Long term sustainability of the Missouri River
- Brownfields
- Stormwater run-off
- Groundwater quality



Environmental Opportunities

- Total Maximum Daily Load (TMDL) Study process
- Brownfield Assessment Grant & GFDA's RLF
- Stormwater Best Management Practices
- Trail connections and demonstration projects

BRIEFING

- Overview of Growth Policy
- Social
- Environmental
- Economic

Economic Challenges

- Economic diversity
- Primary jobs
- The Military
- Oil and Gas impacts
- Tourism potential
- Workforce development



Economic Opportunities

- The City is diversifying with ADF, EMTEQ and Agri-Tech Park
- Downtown Master Plan
- JLUS & Enhanced Use Agreements
- Oil and gas support industries
- Air traffic is up
- Bed tax revenue is up
- College of Great Falls MSU has created exemplary workforce partnerships

BRIEFING

- Overview of Growth Policy
- Social
- Environmental
- Economic
- Physical

Physical Challenges

- Infill and mixed use
- Fulfilling Downtown and Missouri River Urban Corridor Plan Visions
- City – County Interface
- Infrastructure issues
- Development trends

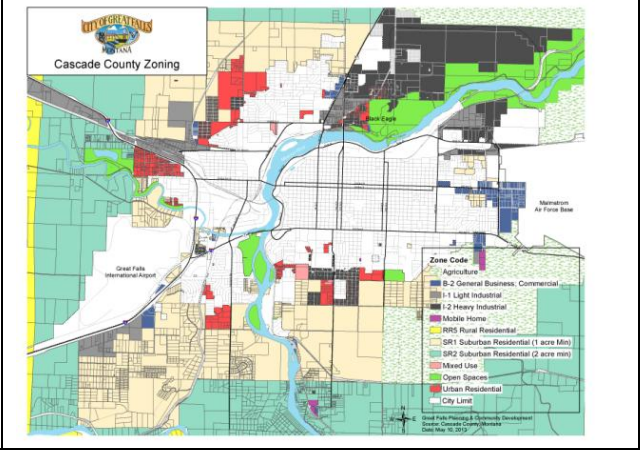
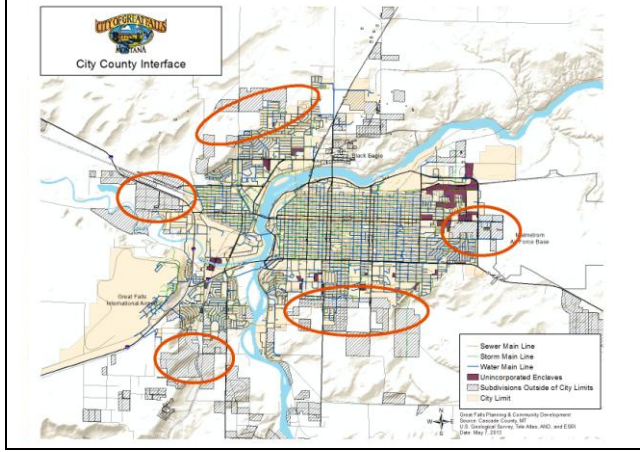
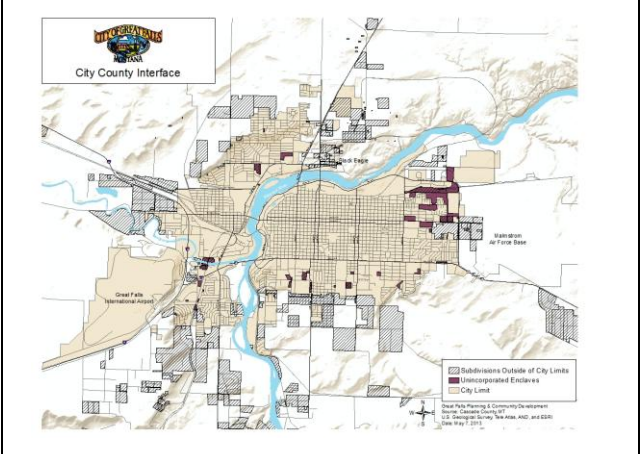
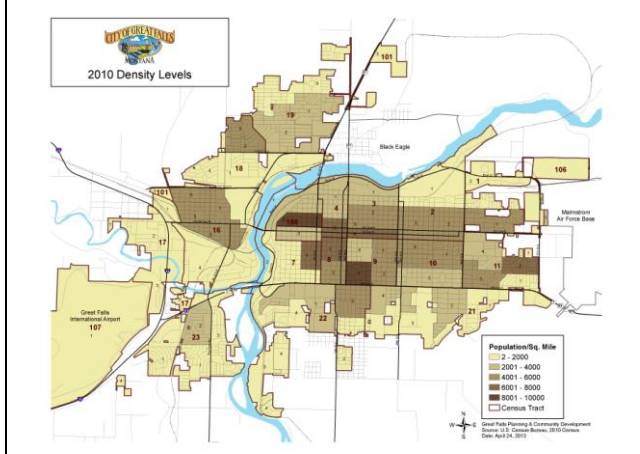
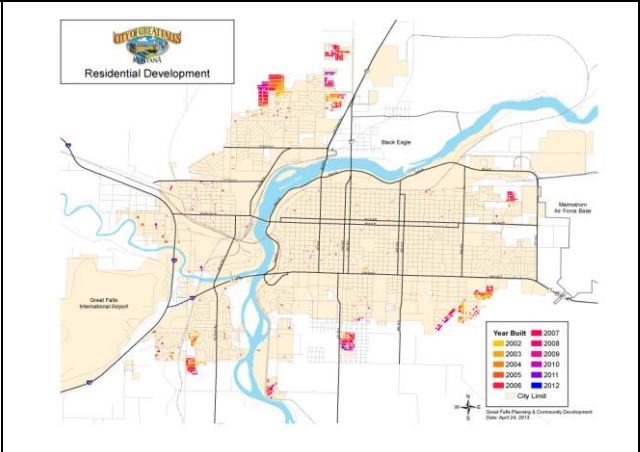
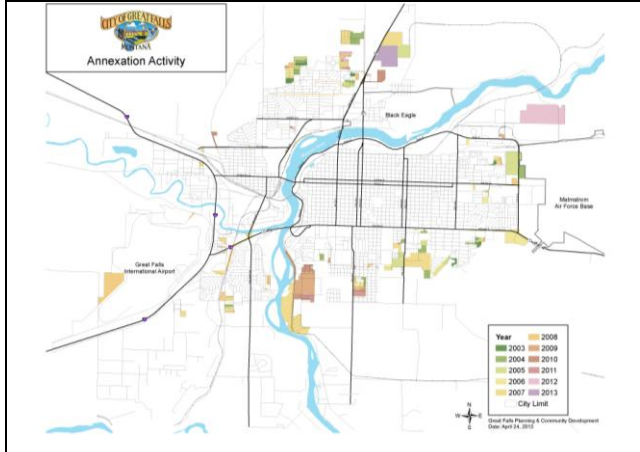


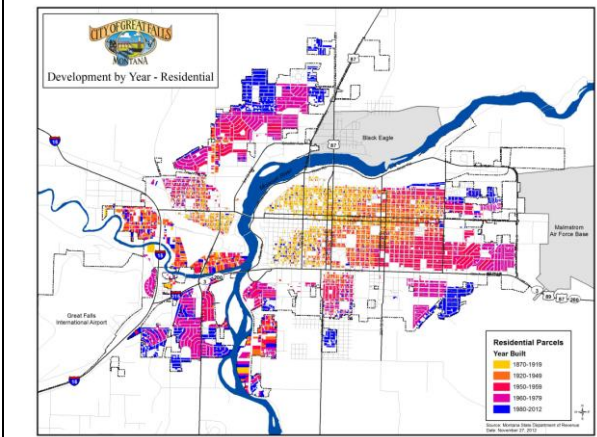
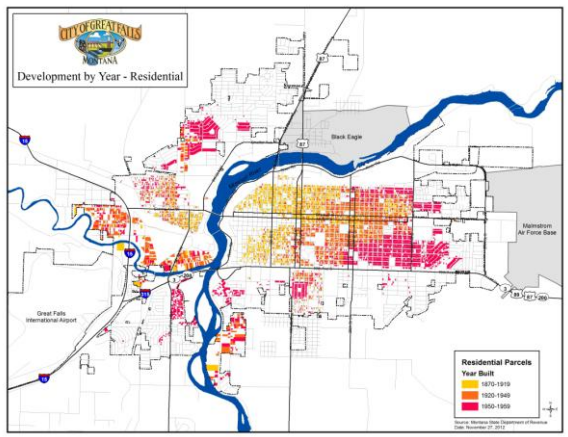
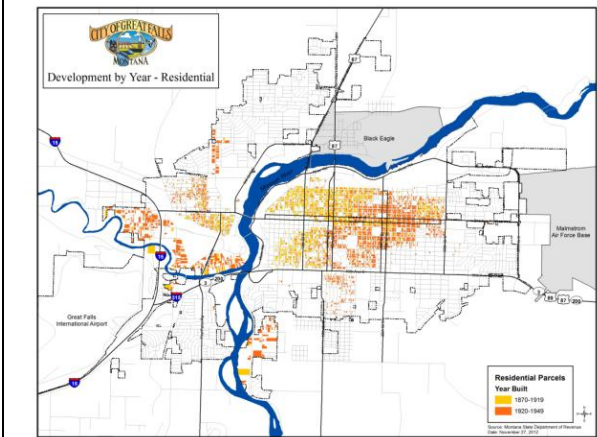
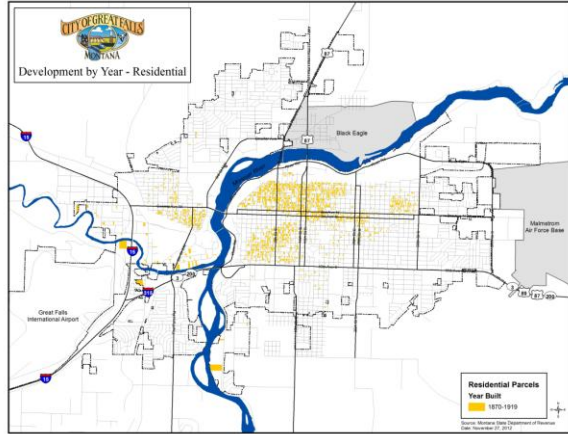
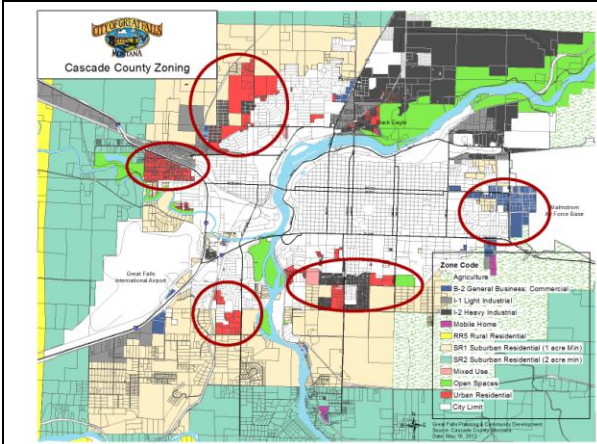
Physical Opportunities

- There is infrastructure capacity in the south and central portion of the City
- We can grow within our boundaries through infill, downtown development, historic renovation and repurposing of buildings
- We can make wise use of our Tax Increment Finance Districts
- Dept. plans code changes to promote the use of historic commercial uses and infill
- Increased City amenities will attract investment

BRIEFING

- Overview of Growth Policy
- Social
- Environmental
- Economic
- Physical
- Growth Trends

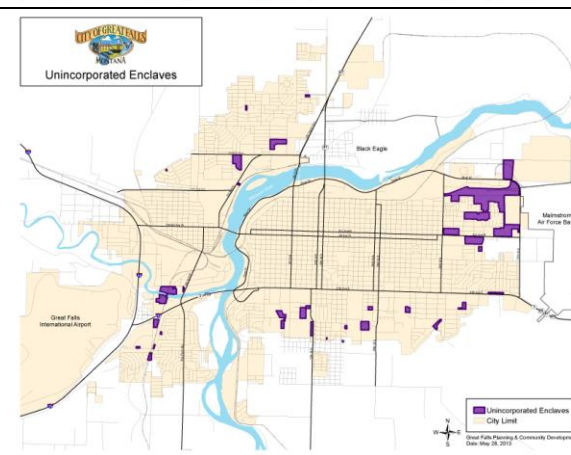
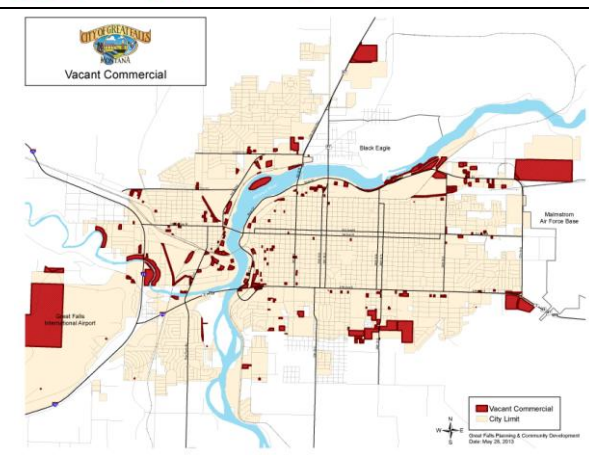
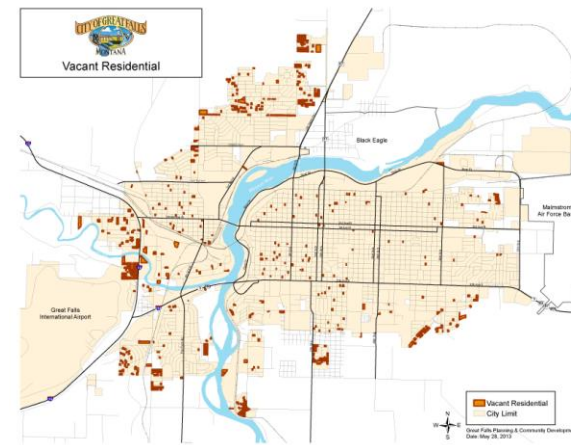
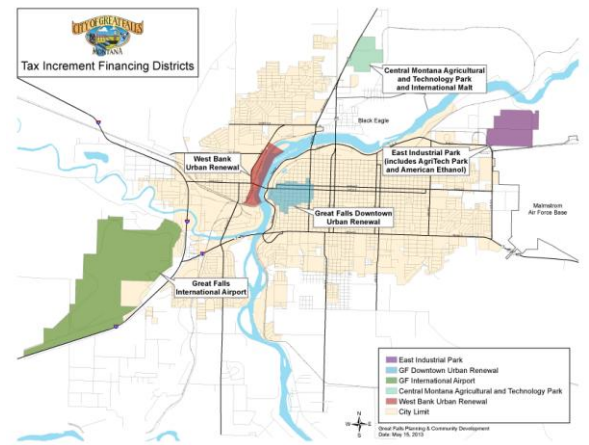
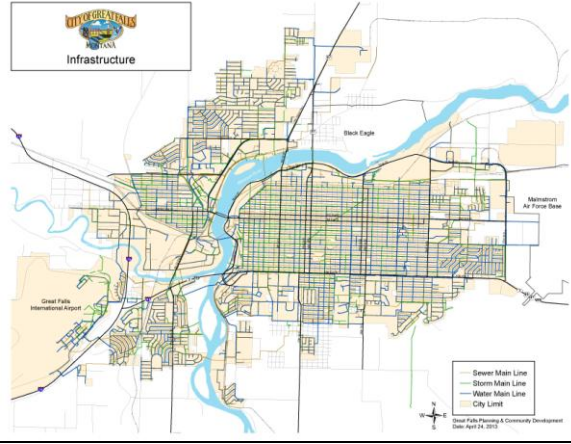
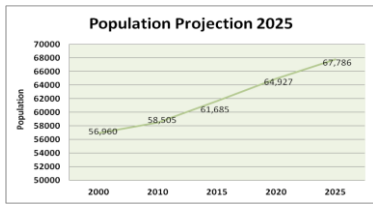




BRIEFING

- Overview of Growth Policy
- Social
- Environmental
- Economic
- Physical
- Growth Trends
- Future Growth

Future Growth



	<p style="text-align: center;">WE CAN GROW FROM WITHIN OUR BOUNDARIES TOO!</p>
<p style="text-align: center;">BRIEFING</p> <ul style="list-style-type: none"> • Overview of Growth Policy • Social • Environmental • Economic • Physical • Growth Trends • Future Growth • What is next? 	<p style="text-align: center;">Next....</p> <ul style="list-style-type: none"> • We are making minor revisions and updates to the existing draft • A City Commission public hearing has been advertised for August 6, 2013 • The entire process will continue to be posted on the web

Commissioner Kelly questioned how much of the proposed growth policy carried over from the 1999 Growth Policy and how much changed.

Ms. Meeham responded that approximately one-half to two-thirds remains the same. Changes to the proposed policy include Healthy by Design, and adding the Downtown Master Plan and the Missouri River Urban Corridor Plan to the policy. There is a greater emphasis on volunteerism and non-profits. The 1999 Policy did not have access to GIS, and the current policy has a lot of maps. She noted the City-wide Brownfield Assessment from the last policy did not happen.

Commissioner Kelly noted the policy has great credibility because of the public outreach and participation.

Commissioner Bronson reported hearing many positive comments on the public participation of the proposed policy, and also the West Bank development from former classmates visiting the area.

Ms. Meeham reported that an updated growth policy, updated Downtown Master Plan, and Long Range Transportation Plan could all be in motion by year end. She does not know if any other city in Montana has those three components in place.

ADJOURN

There being no further discussion, Mayor Winters adjourned the informal work session of July 16, 2013, at 6:14 p.m.