

**JOURNAL OF COMMISSION WORK SESSION**  
**February 17, 2015**

City Commission Work Session  
Civic Center, Commission Chambers

Mayor Winters presiding

**CALL TO ORDER:** 5:30 p.m.

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

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

*\*\* Action Minutes of the Great Falls City Commission. Please refer to the audio/video recording of this meeting for additional detail. \*\**

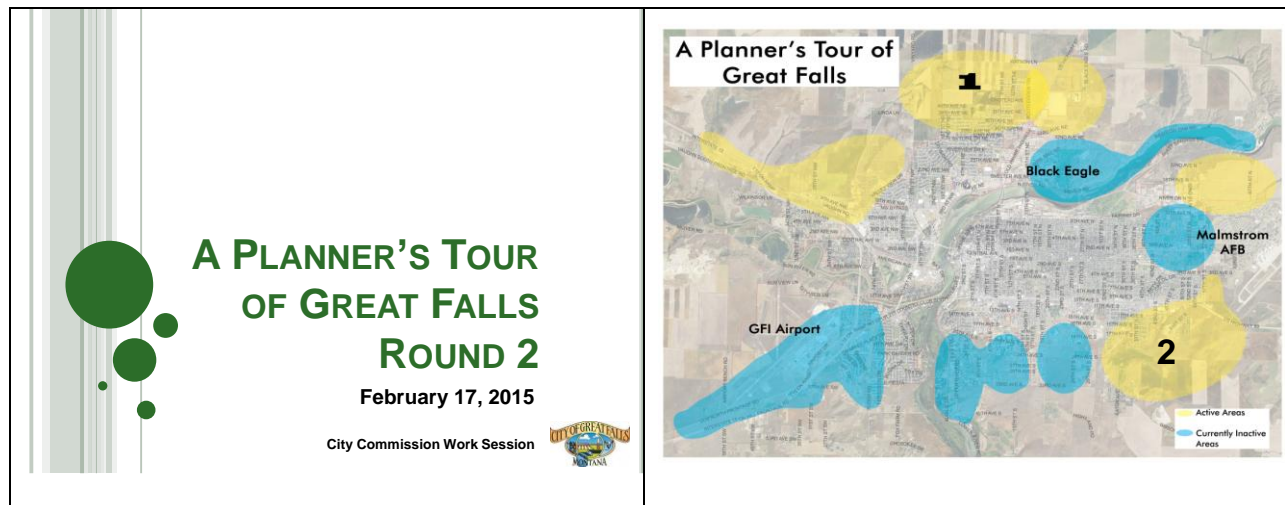
**1. PUBLIC COMMENT**

There were no comments from the public.

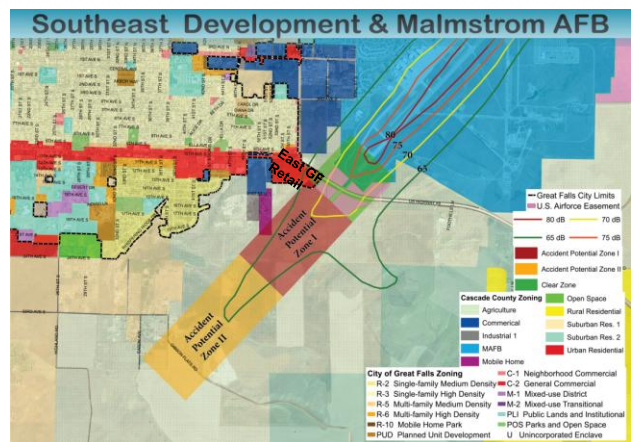
**2. ADVISORY COMMISSION ON INTERNATIONAL RELATIONSHIPS UPDATE**

**3. EAST END DEVELOPMENT, COMMUNITY IMPACT**

Planning and Community Development Deputy Director Lee Nellis provided and discussed a PowerPoint presentation on east end development community impact.



## TODAY: THE SOUTHEAST



## THE SOUTHEAST

Most recent subdivisions:

- East Ridge residential
- Whispering Ridge residential

Impending development

- East Great Falls Retail
- Both sides of 57th

## THE SOUTHEAST

Potential Projects

**Remember! This is very long term.**

- East of 57<sup>th</sup> St S, west of MAFB
- South of East Great Falls Retail
- Behind 10<sup>th</sup> Avenue South lots
- Under-developed commercial lots, many currently not in City, parking lot infill
- Agri-Village redevelopment

SE Development Issues

## OVERVIEW

To help the Planning Advisory Board and the City Commission anticipate issues before they see specific proposals.

To help raise questions about future land use patterns and infrastructure planning, design, and financing.

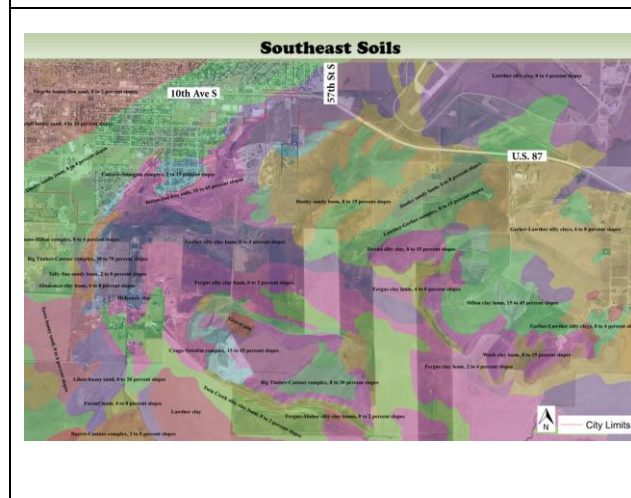
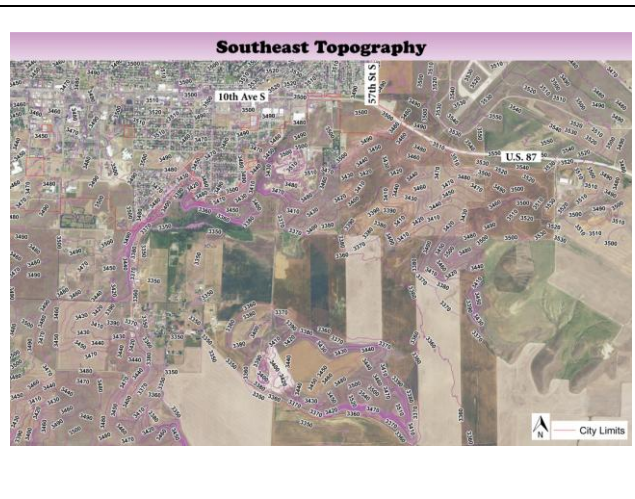
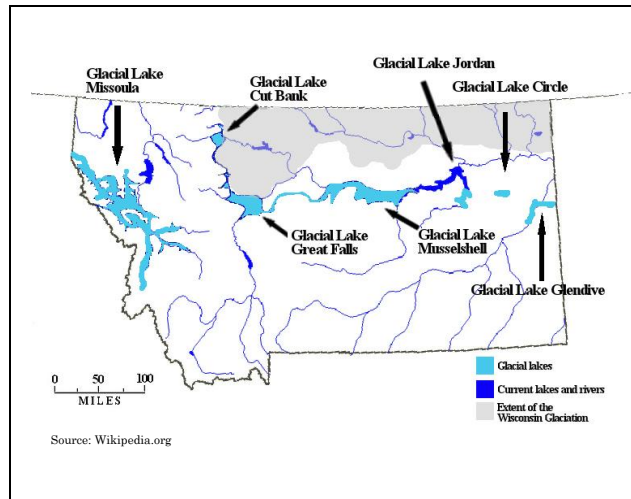
SE Development Issues

## Constraints

- Slopes
- Soils
- Storm water management
- Potential Malmstrom AFB Encroachment
- Lack of connectivity, streets/sidewalks/trails

## Assets

- Habitat, natural open space, and potential trails in drainages



#### SE Development Issues

### UTILITIES

#### Water

- Not an immediate issue

#### Sewer

- Extensions to East GF Retail currently under discussion, ~\$1.3 million
- Will open other parcels to development
- Additional lift stations needed to south

#### SE Development Issues

### STORM WATER

- Internal drainage basin: abandoned river channel
- Slopes and soils constraints
- Public Works working with landowners on pond locations
- Great opportunities to combine SWM with habitat and recreation

#### SE Development Issues

### EXAMPLES OF RECREATIONAL SWM



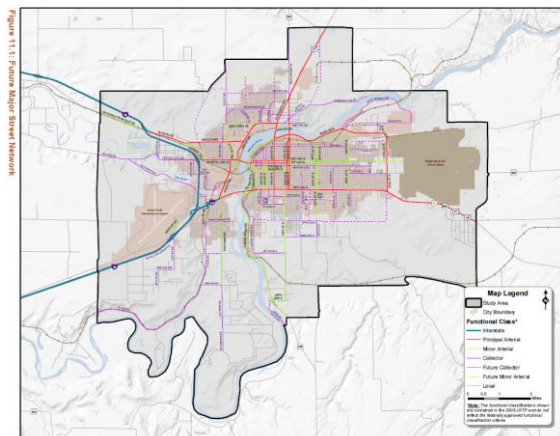


## TRANSPORTATION

## 13<sup>th</sup> Avenue South Alignment Issues

- ## 57<sup>th</sup> Street southerly extension

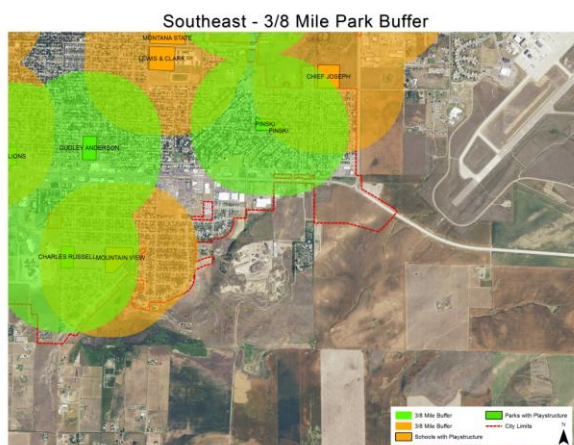
- Landscaping maintenance in right-of-way
- Eventual westward connectivity



## NEIGHBORHOOD PARKS

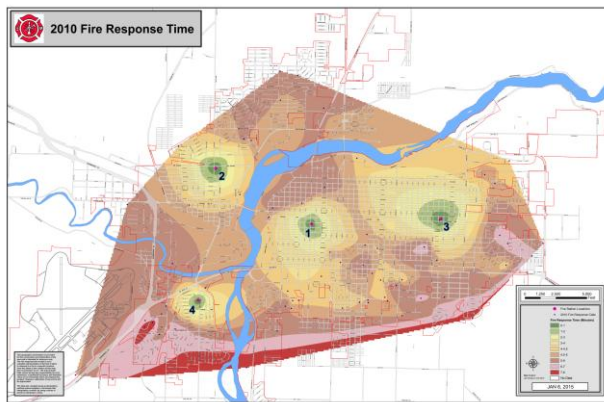
## Managing park land dedications

### Neighborhood park maintenance fees



## PUBLIC SERVICES

- Fire, EMS, Police response times
- Sanitation
- Schools



SE Development Issues

## LAND USE PATTERN?

How much conventional single-family can GF absorb?



SE Development Issues

## LAND USE PATTERN?

Other residential patterns? different housing forms? neighborhood character?



Neighborhood commercial?



SE Development Issues

Does Great Falls have the tools it needs to grow and prosper?

SE Development Issues

## TOOLS FOR SUCCESS

Growth Policy (comprehensive plan)

- Open space (green infrastructure)
- Major street plan
- Future land use

Facilities Planning (CIP)

SE Development Issues

## CAPITAL IMPROVEMENTS PROGRAM

Three basic components:

- SUPPLY: Inventory/Capacities
- DEMAND: Build-Out
- LEVEL OF SERVICE: standards – what should be provided?

## CIP, CONTINUED

### NEEDS

$$\text{build-out} \times \text{level of service} - \text{capacity} = \text{NEED}$$

Then, set priorities among needs

Decide how to pay

Seek new financing mechanisms

Deputy Director Nellis noted emergency services response times in the southeast part of the city are past the four minute national level of service standard; it is a City-wide issue.

City Manager Greg Doyon reported the concern is flash over during a structure fire; the time from when the fire starts to the point when it becomes trying to protect the abutting residences, rather than knock down the fire in the structure. Response times affect the City's insurance rating and homeowners insurance.

Deputy Director Nellis discussed storm drainage affecting Gibson Flats. He also reported the proposed East Great Falls Retail development includes a main retail store, a fuel station, and four out lots that could be restaurants or retail. The overall parcel is approximately 22 acres. Eventually there would be a heavily landscaped buffer along 10<sup>th</sup> Avenue South and 57<sup>th</sup> Street South.

Manager Doyon commented that he has learned the main planning concern of the Air Force has been encroachment of their facilities. MAFB has an unutilized runway (partially used by a helicopter mission) with no foreseeable fixed wing mission in sight. He questioned if the City should move forward, develop that part of the City, and promote new development to offset the tremendous financial impact at MAFB; remain concerned about doing anything that would jeopardize MAFB in terms of encroachment; do everything in our power to prevent any encroachment since MAFB has been upwards of 40-46% of the City's overall local economy; or recognize that a flying mission is unlikely, allow development to occur in that area, and discuss growth that will not encroach upon the current mission at MAFB, leaving flexibility for another mission at a later date. He noted that once infrastructure is extended, development will follow.

Commissioner Kelly believes an overview of the immediate boundaries of MAFB and the existing use and options for adjoining properties would be helpful.

Public Works Director Jim Rearden discussed drainage issues from development that will affect Gibson Flats. He noted the East Great Falls Retail development will drain to the north. He also discussed sanitary sewer issues in the area.

#### **4. DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS**

City Manager Greg Doyon provided a handout Master Work Session Topic List. Department updates will continue for the foreseeable future. He reported that a Port Authority meeting will be held at 5 p.m, on March 3, 2015, prior to the Work Session. A Utility Rate Review is scheduled for the March 3, 2015, Work Session. A Police Update is scheduled for March 17<sup>th</sup>.

Mayor Winters requested an airport update in the near future. Commissioner Bronson believes members of the Airport Authority should be included in that presentation.

#### **ADJOURN**

There being no further discussion, Mayor Winters adjourned the informal work session of February 17, 2015, at 6:23 p.m.