

RESOLUTION 10504

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE NUMBER OF PARKING SPACES IN A SURFACE PARKING LOT TO EXCEED THE MINIMUM NUMBER BY MORE THAN TWENTY (20) PERCENT UPON A PARCEL OF LAND ADDRESSED AS 2801 18TH AVENUE SOUTH AND LEGALLY DESCRIBED AS LOT 1-A, BLOCK 2, MOUNT OLIVET SUBDIVISION, SECTION 17, T20N, R4E, PMM, CASCADE COUNTY, MT.

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WHEREAS, the applicant owns a medical college at 2801 18th Avenue South and currently operates with 145 parking spaces; and,

WHEREAS, the applicant wishes to increase the on-site parking count to 189 spaces rather than the 145 spaces allowed by the Official Code of the City of Great Falls (OCCGF) to better address the current and future demand for parking spaces; and,

WHEREAS, the City of Great Falls has been petitioned to approve a Conditional Use Permit to allow the number of parking spaces in a surface parking lot to exceed the minimum number by more than twenty (20) percent upon the property legally described as Lot 1-A, Block 2, Mount Olivet Subdivision, Section 17, T20N, R4E, PMM, Cascade County, Montana; and,

WHEREAS, the proposed Conditional Use Permit to allow the number of parking spaces in a surface parking lot to exceed the minimum number by more than twenty (20) percent upon the subject property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF) Section 17.16.36.040; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on April 25, 2023, to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion recommending a Conditional Use Permit be granted for the subject property, subject to the following conditions:

Conditions of Approval:

1. **Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
2. **Expiration:** The Conditional Use Permit shall expire one year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing. The Administrator may issue a Temporary Certificate of Occupancy that is valid for no more than one year if the only condition(s) remaining to be fulfilled involve landscaping that cannot be successfully established until the weather permits.
3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. **Landscaping:** The applicant shall provide a new landscape plan to be reviewed by City Staff for compliance with Title 17 of the Official Code of the City of Great Falls.
6. **Stormwater:** The applicant shall provide City Staff the necessary documents so that staff may determine that the stormwater system can handle the additional run-off from the increased impervious surface area. If not, the applicant will need to adjust the design of the stormwater system so that it can handle both the water quality and quantity of the additional run-off.
7. **Acceptance of Conditions:** No permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

WHEREAS, the City Commission having allowed for proper public notice, conducted a public hearing to consider said application, and considered the comments and recommendations made by the Zoning Commission.

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

That a Conditional Use Permit be granted to allow the number of parking spaces in a surface parking lot to exceed the minimum number by more than twenty (20) percent at the property addressed as 2801 18th Avenue South, and legally described as Lot 1-A, Block 2, Mount Olivet Subdivision, T20N, R4E, PMM, Cascade County, Montana, conditioned upon the owner complying with the conditions listed herein; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that, pursuant to the Official Code of the City of Great Falls (OCCGF) 17.16.36.090, the permit shall be considered a covenant that runs with the land and shall be binding on all subsequent property owners. Additionally, pursuant to OCCGF 17.16.36.100, the Conditional Use Permit shall expire one (1) year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion. If the Conditional Use is established, but ceases to operate for more than six (6) months, the Conditional Use Permit shall expire.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on June 20, 2023.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney