

RESOLUTION NO. 10562

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, AMENDING LAND DEVELOPMENT APPLICATION FEES ASSOCIATED WITH TITLE 17 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) TO INCLUDE A NEW FEE FOR A ZONING VERIFICATION LETTER

WHEREAS, the City Land Development Code, as adopted by the Great Falls City Commission on September 6, 2005, and as amended on March 6, 2007, includes provisions and procedures for the processing of land development applications, including but not limited to annexations, subdivisions, and zoning related actions; and

WHEREAS, the City Commission of the City of Great Falls last addressed land development application fees through the adoption of Resolution 10521 on September 5, 2023; and

WHEREAS, Title 17 of the Official Code of the City of Great Falls (OCCGF) includes a provision that the City Commission may, at its discretion, set and revise fees by resolution; and

WHEREAS, due to the staff time costs required to ensure such requests are in compliance with all local ordinance requirements, staff proposed a “zoning verification letter” and fee for those requests that do not require significant in-depth analysis and less staff time than the already designated zoning determination letter and fee.

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

1. The land development fee schedule in Exhibit A is hereby approved.
2. This resolution shall become effective on October 1, 2024, superseding Resolution 10521.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, October 1, 2024.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David G. Dennis, City Attorney

EXHIBIT “A” TO RESOLUTION 10562

LAND DEVELOPMENT FEE SCHEDULE

City of Great Falls, Montana

EFFECTIVE: October 1, 2024

Annexation (including zoning) – Base Fee	\$3,000
Per Acre Fee (Annexation)	\$150 Per Acre
Preliminary Plat Major	\$4,000 plus \$100 per lot
Revised Preliminary Plat	\$3,500
Preliminary Minor Plat	\$3,000
Final Plat Major	\$2,000 plus \$50 per lot
Final Plat Minor	\$2,000
Administrative Amended Plat	\$400
Amended Plat (non-administrative)	\$3,000
Zoning Map Amendment	\$4,000
Conditional Use Permit	\$3,000
Variances	\$2,500
Planned Unit Development	\$4,000
Vacate Rights of Way	\$3,500
Floodplain Permit	\$300
Floodplain Determination	\$500
Zoning Permit - Residential	\$200
Zoning Permit - Commercial	\$1,000
Tax Abatement	\$1,000
Parking Lot Permit	\$500
Zoning Determination Letter	\$500
Zoning Verification Letter	\$75
Handicap Sign Placement	\$75