

Ordinance No. 998

An ordinance amending Section 25.H. of Ordinance 613 of the City of Williston, also known as the Zoning Ordinance of the City of Williston, relating to part H.: Off Street Parking Requirements, modifying the two paragraphs below in order to create new parking requirements for new construction and redevelopment projects in Downtown Williston, creating 2014 Downtown Parking District, and replacing Figure 9 with the attached map of the 2014 Downtown Parking District.

Be it ordained by the Board of City Commissioners of the City of Williston, North Dakota: That Section 25.H. of Ordinance 613, also known as the Zoning Ordinance of the City of Williston, is hereby amended as follows:

Section 25.H. Off-Street Parking Requirements

~~In Parking Lot District No.5 of the City of Williston, any use which is expanded or converted to another use requiring additional parking shall meet the following requirements:~~

- ~~1. provide the number of parking spaces which is required of the particular use as stated herein, or;~~
- ~~2. Contribute a set fee to the Parking Authority (the amount to be determined by the Parking Authority) but not to exceed 5 percent of the construction costs of the new or expanded use. The Parking Authority will use this fee to provide additional parking in the district to meet the needs of the public.~~

In the 2014 Downtown Parking District, any new construction or re-use of a building shall meet the following requirements:

1. provide the number of spaces required by the uses contained within the building, as seen below, or
2. pay a set fee in lieu of providing parking, as seen below

2014 Downtown Parking District Requirements:

Residential:

1. 1 space per efficiency, studio, and 1 bedroom dwelling unit.
2. 1.5 spaces per 2 bedroom dwelling unit
3. 2 spaces per 3 bedroom dwelling unit

Commercial:

1. 1 space per 500 square feet of office space
2. 0 spaces for retail space

Payment in Lieu

To exercise the payment in lieu option in order to provide parking for downtown development and redevelopment projects, application must be made to the Parking Authority, who will review the request and make a recommendation to the Planning and Zoning Commission, who will take final action on the application.

For new-build and redevelopment projects, applicant must provide evidence of the following:

1. a good faith effort to provide on site parking
2. that lot size and shape prevent a project from being built with all required parking
3. the planned parking location of all tenants within the building
4. lack of project feasibility without reduction in parking requirements.

Payment in lieu fee to be determined by separate fee resolution. Fee is to be paid to the Parking Authority at time of building permit issue for maintenance and creation of public parking.

Commissioner Cymbaluk moved the adoption of the foregoing Ordinance. The motion was Seconded by Commissioner Brostuen. On roll call vote of the Commissioners, the following Commissioners voted "AYE": Bekkedahl, Cymbaluk, Brostuen and Klug and the following Commissioners voted "NAY": None. Absent and not voting: None.

WHEREUPON, the motion was passed and the Ordinance declared adopted this 22nd day of July, 2014.

APPROVED:



Howard Klug, President of Commission

ATTEST:



John Kautzman, City Auditor

First Reading: July 8th, 2014
Second Reading: July 22nd, 2014
Published:
Adopted the 22nd day of July, 2014

RESOLUTION # 14-034

A resolution setting fees to be paid to the Parking Authority in order to cover the cost of maintenance and creation of public parking lots in Downtown Williston, including striping, paving, repair, and any other improvements deemed necessary.

Be it resolved by the Board of City Commissioners of the City of Williston, North Dakota:

WHEREAS: Public parking in Downtown is considered a public good,

WHEREAS: the Parking Authority is the body charged with maintaining that public parking and creating new public parking as needed

WHEREAS: new-build development projects and redevelopment projects in the Downtown cannot always provide parking on-site

WHEREAS: new-build development projects and redevelopment projects cause parking demand to rise

NOW THEREFORE: be it resolved by the Board of City Commissioners that persons requesting to build or redevelop properties in the 2014 Downtown Parking District (see attached map), who make application to the Parking Authority and the Planning and Zoning Commission, shall be required to pay a fee to the Parking Authority at time of building permit issue, in the following amounts for every space that they are requesting absolution from providing.

New Build Project: \$15,000 per required space

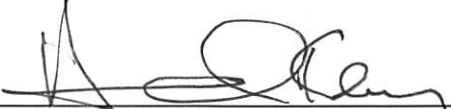
Redevelopment Project: \$3,000 per required space

Until this payment in lieu of provision of parking spaces is provided to the Building Department, no building permit for that project shall be issued.

Commissioner Bekkedahl moved the adoption of the foregoing Resolution. The motion was Seconded by Commissioner Cymbaluk. On roll call vote of the Commissioners, the following Commissioners voted "AYE": Bekkedahl, Cymbaluk, Brostuen and Klug and the following Commissioners voted "NAY": None. Absent and not voting: None.

WHEREUPON, the motion was passed and the Resolution declared adopted this 22nd day of July, 2014.

APPROVED:



Howard Klug, President of Commission

ATTEST:



John Kautzman, City Auditor

2014 Downtown Parkina District

