

MEMO

TO: Three Forks Planning Board, Staff

FROM: Lee Nellis, FAICP

DATE: March 31, 2025

RE: Parking Chapter

Here is the draft parking chapter for your review and comment. I am hoping we can address this in April, as well as get started on zoning for downtown.

About Parking Numbers

Tables of parking requirements cannot possibly account for all the variations in parking demand. We do the best we can. I checked Three Forks' current table against my experience and against the tables adopted by the City of Fort Collins, CO, where the code was written by a topflight firm.

The current requirements are in the ballpark, but seem a little light for commercial uses. This probably reflects an assumption that owners will create as many spaces as they think they need, anyway. But that will not be the case if this is adopted, as recommended, with a cap on the total number of parking spaces that may be created. Capping the number of parking spaces is helpful in reducing storm and melt water runoff, reducing heat island effects, and maintaining a pedestrian-friendly community.

This draft adds modest requirements for bicycle parking. That seems appropriate for Three Forks with its regional trail system. This draft also adds requirements for accessible parking spaces in accord with Federal law.