



Item: Vacate public hearing - Ordinance 3135 assigning City zoning, and consideration of Resolution 10123 to annex, Resolution 10124 for a Conditional Use Permit, and Improvement Agreement - all related to the property addressed as 1300 Ferguson Drive and legally described as Lot 3, Block 1 of Shanahan Minor, located in the SW¹/₄ NE¹/₄ of Section 22, Township 20 North, Range 3 East, P.M. MT, Cascade County, Montana

From: Galen Steffens, Planner II, Planning and Community Development

Initiated By: Faith Lutheran Church of Great Falls

Presented By: Craig Raymond, Director of Planning and Community Development

Action Requested: City Commission vacate public hearing.

Suggested Motion:

1. Commissioner _____ moves:

“I move that the City Commission (vacate/not vacate) the public hearing related to Ordinance 3135, Resolution 10123 and 10124, and the Improvement Agreement.”

2. Mayor Winters requests a second to the motion, Commission discussion, public comment, and calls for the vote.

Staff Recommendation: Staff recommends the City Commission vacate the public hearing.

Background: The applicant, Faith Lutheran Church of Great Falls, is requesting annexation of ±3.925 acres from Cascade County into the City of Great Falls to construct a worship facility on the subject property. The subject property is currently zoned UR Urban Residential in the County, and upon annexation into the City would be zoned R-3 Single-family high density. The applicant is intending to construct a worship facility on the lot, which requires a Conditional Use Permit (CUP) in the R-3 zoning district. Staff has recommended the assignment of the R-3 zoning district, as it is compatible with the R-2 zoning district to the north and R-3 zoning district to the south. Furthermore, the CUP process allows the City to apply specific conditions onto the project to help mitigate any impacts the use may have on the neighborhood.

The City Commission accepted the draft Improvement Agreement and Ordinance 3135 on first reading at its regular meeting on October 6, 2015, and set public hearing for November 3, 2015. Notice of Public Hearing before the City Commission for the proposed project was published in the *Great Falls Tribune* on October 18, 2015. Since that time the terms of the Improvement Agreement have not been agreed upon by all parties, and thus still need to be finalized.

Fiscal Impact: The City will be required to pay for a new public notice at such time the project is ready to be finalized.

Alternatives: The City Commission could vote to keep the already set public hearing; however, such action would result in incomplete hearing action as the Improvement Agreement is not finalized.

Concurrences: Representatives from the City's Public Works, Park & Recreation, and Fire Departments, and the City Attorney have been notified that the project is not ready to move forward.

Attachments/Exhibits: None

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Sara Sexe, City Attorney
Lisa Kunz, City Clerk
Patty Cadwell, Neighborhood Council Coordinator
Susan Conell, Cascade County Planning Director, sconell@cascadecountymt.gov
Layne Shanahan, Owner/Faith Lutheran Church Representative,
lshanahan@moderncabinet.net
Mark Leo, Project Engineer/Representative, BSC&E, mleo@bigskyce.com
Nicolas Cole, Project Architect, NC Design Studio, nic@ncdesignstuido.com