

RESOLUTION 10218

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A “HEALTH CARE FACILITY” LAND USE UPON A PARCEL OF LAND ADDRESSED AS 1509 29<sup>TH</sup> STREET SOUTH AND LEGALLY DESCRIBED AS LOT 1-B, BLOCK 1, FIRST ADDITION TO GREAT FALLS CLINIC ADDITION, NW ¼ OF SECTION 17, T20N, R4E, PMM, CASCADE COUNTY, MT.

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WHEREAS, the City of Great Falls has been petitioned to approve a Conditional Use Permit to allow for the establishment of a “health care facility” land use upon the property legally described as Lot 1-B, Block 1, First Addition to Great Falls Clinic Addition, NW ¼ Sec. 17, T20N, R4E, PMM, Cascade County, Montana (subject property); and,

WHEREAS, the City Commission adopted Ordinance 3175 on December 5, 2017 rezoning said property to M-1 Mixed-Use District wherein a “health care facility” land use is permitted upon receiving approval of a Conditional Use Permit. The effective date of said ordinance is January 4, 2018; and,

WHEREAS, the proposed Conditional Use Permit for the establishment of a “health care facility” land use 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 October 17, 2017 to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion recommending a Conditional Use Permit for a “health care facility” land use be granted for the subject property, subject to the following conditions:

CONDITIONS

1. Changes in Use. Conditional Uses are regulated as such because they may, without conditions, have offsite impacts. Therefore, a significant change in the character or intensity of use may void the Conditional Use Permit. Proposed changes should be reviewed with the Administrator, who may require that the Permit be amended following the same public process used for its adoption.
2. Abandonment. If the Conditional Use ceases to operate for more than six (6) months, the Conditional Use Permit is automatically voided.

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 CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That a Conditional Use Permit be granted for a “health care facility” land use at the property addressed as 3000 15<sup>th</sup> Avenue South, Great Falls, Montana, and legally described as Lot 1-A1, Block 1, First Addition to Great Falls Clinic Addition, NW ¼ Sec. 17, 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 this Resolution shall become effective January 5, 2018.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on December 5, 2017.

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Bob Kelly, Mayor

ATTEST:

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Darcy Dea, Deputy City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Sara R. Sexe, City Attorney