

ORDINANCE 3196

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: A PORTION OF TRACT 25D OF MCCLEAN GARDEN TRACTS EQUALING +/- 9,000 SQUARE FEET LOCATED IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.MT. CASCADE COUNTY, MONTANA, FROM R-1 SINGLE-FAMILY SUBURBAN TO I-1 LIGHT INDUSTRIAL DISTRICT

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WHEREAS, the subject property, located at 2800 Upper River Road, and legally described above is presently zoned R-1 Single-family Suburban district; and,

WHEREAS, the property owners, Robert L and Jan M Livesay, have petitioned the City of Great Falls to rezone said properties to I-1 Light Industrial district; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on January 22, 2019, to consider said rezoning from R-1 Single-family Suburban district to I-1 Light Industrial district and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as a portion of tract 25D of McClean Garden Tracts equaling +/- 9,000 square feet, located in Section 23, Township 20 North, Range 3 East, P.M.MT., Cascade County, Montana; and,

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 19th day of March, 2019, before final passage of said Ordinance herein; and

WHEREAS, following said public hearing, it was found and decided that the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said rezoning designation be made.

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

Section 1. It is determined that the herein requested rezoning meets the criteria and guidelines cited in Mont. Code Ann §76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the property legally described as: a portion of tract 25D of McClean Garden Tracts equaling +/- 9,000 square feet, located in Section 23, Township 20 North, Range 3 East, P.M.MT., Cascade County, Montana, be rezoned to I-1 Light Industrial district as shown in Exhibit A.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 19, 2019.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 19, 2019.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)



I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3196 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit A



-  Tracts of Land
-  Ordinance 3196

