

ORDINANCE 3214

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA TO REZONE THE PROPERTIES LEGALLY DESCRIBED AS: S85 FEET OF LOT 8, BLOCK 180 AND LOTS 8-14, BLOCK 179 OF THE GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, LOCATED IN THE SE1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.MT. CASCADE COUNTY, MONTANA, FROM R-3 SINGLE-FAMILY HIGH DENSITY AND C-1 NEIGHBORHOOD COMMERCIAL TO PLI PUBLIC LANDS AND INSTITUTIONAL ZONING DISTRICT

* * * * *

WHEREAS, the subject properties, located at 1125 5th Avenue North, 509 12th Street North, 1201 5th Avenue North, 1209 5th Avenue North, 1215 5th Avenue North, 1217 5th Avenue North, 1221 5th Avenue North, 1227 5th Avenue North, and legally described above, are presently zoned R-3 Single-family high density and C-1 Neighborhood Commercial district; and

WHEREAS, the property owners, C.M. Russell Museum and the Trigg C.M. Russell Foundation, Inc., have petitioned the City of Great Falls to rezone said properties to PLI Public Lands and Institutional zoning district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 25, 2020, to consider said rezoning from R-3 Single-family high density and C-1 Neighborhood Commercial to PLI Public Lands and Institutional zoning district and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as the South 85 feet of Lot 8, Block 180 and Lots 8-14, Block 179 of the Great Falls Water Power and Townsite Company's First Addition located in the SE1/4 of Section 1, 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 7th day of April, 2020, 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: South 85 feet of Lot 8, Block 180 and Lots 8-14, Block 179 of the Great Falls Water Power and Townsite Company's First Addition located in the SE1/4 of Section 1, Township 20 North, Range 3 East, P.M.MT., Cascade County, Montana, be rezoned to PLI Public Lands and Intuitional 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 March 17, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading April 7, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

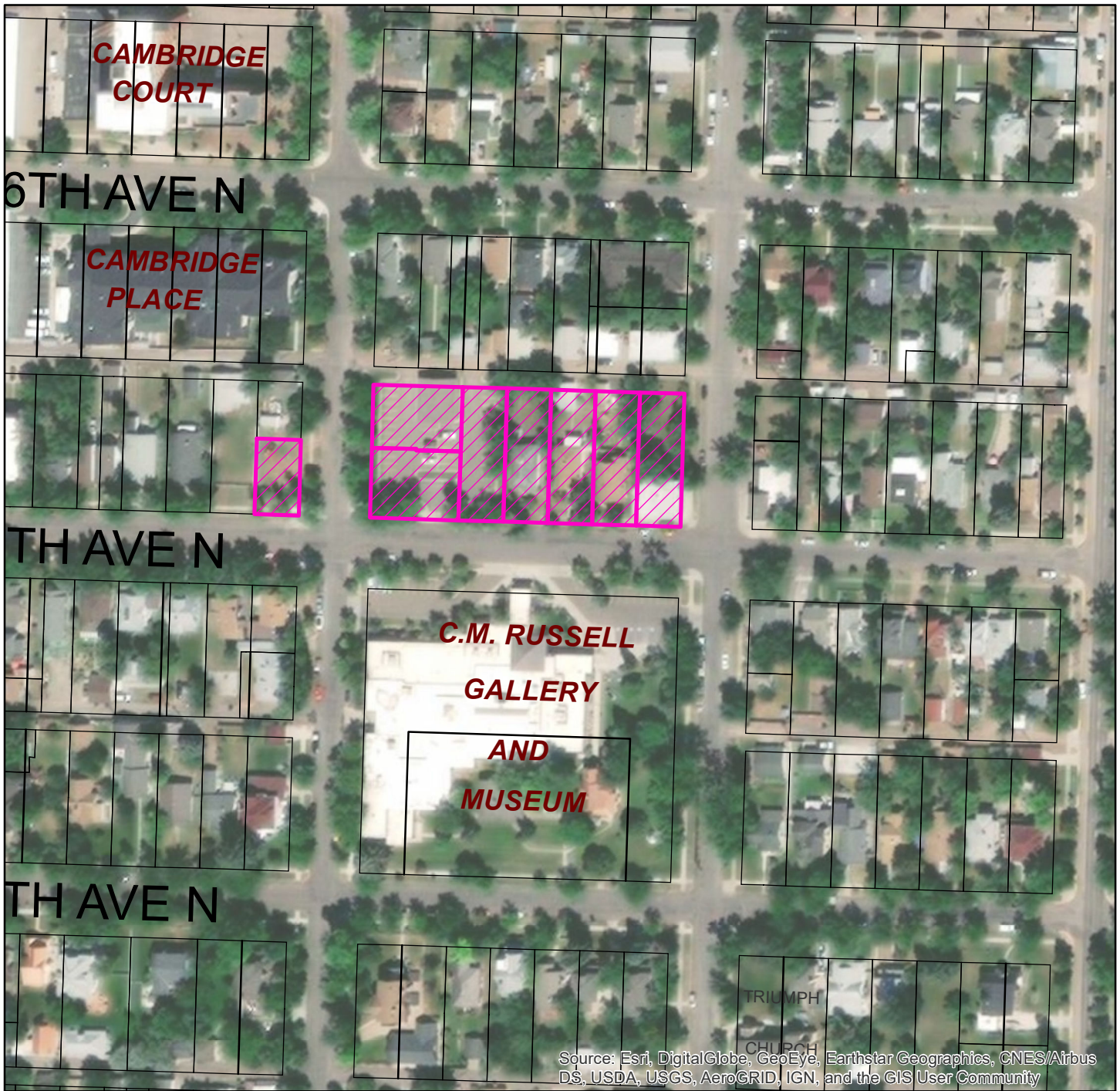
State of Montana)
County of Cascade : ss
City of Great Falls)




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 3214 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk


(CITY SEAL)

Ordinance 3214 Exhibit A

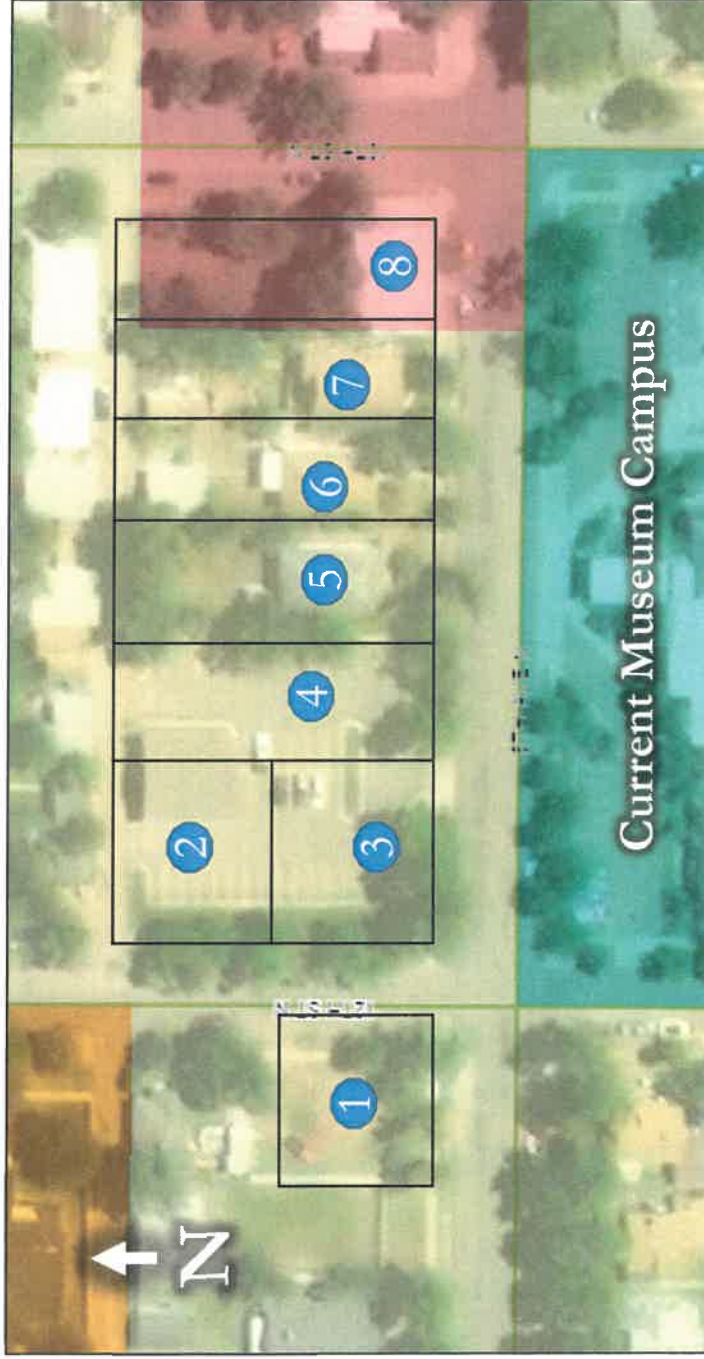


-  Subject Properties to be Rezoned
-  Tracts of Land
-  LotLines

180 90 0 180 Feet



C.M. Russell Museum: Requested Rezoning



Properties	Current	Requested
1) 1125 5 th Avenue North	R-3	PLI
2) 509 12 th Street North	R-3	PLI
3) 1201 5 th Avenue North	R-3	PLI
4) 1209 5 th Avenue North	R-3	PLI
5) 1215 5 th Avenue North	R-3	PLI
6) 1217 5 th Avenue North	R-3	PLI
7) 1221 5 th Avenue North	R-3	PLI
8) 1227 5 th Avenue North	C-1	PLI

C-1, Neighborhood Commercial

PLI, Public Lands and Institutions

R-3, Single-Family High Density

R-6, Multi-Family High Density

C.M. Russell Museum: Requested Rezoning



Property	Legal Description	Dimensions	Area (sq/ft)	Acres	Subdivision	County
1	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 180, Lot 008	50w x 85d	4,250	0.09756657	GREAT FALLS FIRST ADDITION	Cascade
2	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 014	100w x 75d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
3	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 013	100w x 75d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
4	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 012	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
5	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 011	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
6	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 010	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
7	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 009	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
8	GREAT FALLS FIRST ADDITION, S01, T20 N, R03 E, BLOCK 179, Lot 008	50w x 150d	7,500	0.1721763	GREAT FALLS FIRST ADDITION	Cascade
TOTAL				56,750	1.30280067	