

ORDINANCE 3218

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS: TRACTS #1 AND #2 OF CERTIFICATE OF SURVEY 3607, LOCATED IN SECTIONS 2 AND 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, FROM M-2 MIXED-USE TRANSITIONAL TO C-4 CENTRAL BUSINESS CORE

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WHEREAS, the subject property, located at 101 River Drive North, and legally described above is presently zoned M-2 Mixed-use transitional district; and

WHEREAS, the property owners, Big Sky Select Properties, LLC, have petitioned the City of Great Falls to rezone said properties to C-4 Central business core district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on May 12, 2020, to consider said rezoning from M-2 Mixed-use transitional district to C-4 Central Business Core district and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as Tracts#1 and #2 of Certificate of Survey 3607, located in Sections 2 and 11, Township 20 North, Range 3 East, P.M.M., 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 before the Great Falls City Commission on this zoning designation would be held on the 18th day of August, 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: Tracts #1 and #2 of Certificate of Survey 3607, located in Sections 2 and 11, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, be rezoned to C-4 Central business core 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 July 21, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading August 18, 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 3218 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

EXHIBIT A



-  Parcel selection
-  City Limits

360 180 0 360 Feet

