

**ORDINANCE 3231**

**AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-2 SINGLE-FAMILY MEDIUM DENSITY TO TRACT NO. 2 OF CERTIFICATE OF SURVEY NO. 2660, LOCATED IN THE SE 1/4 SE 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT-OF-WAY OF UPPER RIVER ROAD FROM THE WEST PROPERTY LINE OF TRACT NO. 2 TO THE EXISTING CITY LIMITS LINE TO THE SOUTHEAST.**

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**WHEREAS**, the property owner, Bryan Hicks, has petitioned the City of Great Falls to annex the subject property, consisting of ±0.24 acre, as legally described above; and,

**WHEREAS**, Bryan Hicks has petitioned the City of Great Falls to assign a zoning classification of R-2 Single-family Medium Density to Tract No. 2 of Certificate of Survey No. 2660, upon annexation to the City; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on June 22, 2021, to consider said assignment of zoning of R-2 Single-family Medium Density district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the property legally described as Tract No. 2 of Certificate of Survey No. 2660 located in the SE 1/4 SE 1/4 of Section 14, T20N, R3E, P.M.M., Cascade County, Montana and the adjoining right-of-way of Upper River Road from the west property line of Tract No. 2 to the existing City limits line to the southeast; 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 17th day of August, 2021, before final passage of said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the assignment of R-2 zoning 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 zoning 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 R-2 zoning request 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 zoning classification of “R-2 Single-family Medium Density” be assigned to Tract No. 2 of Certificate of Survey No. 2660 located in the SE 1/4 SE 1/4 of Section 14, T20N, R3E, P.M.M., Cascade County, Montana and the adjoining right-of-way of Upper River Road from the west property line of Tract No. 2 to the existing City limits line to the southeast as shown in “Exhibit A”, subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

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 20, 2021.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading August 17, 2021.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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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 City Commission, Ordinance 3231 on the Great Falls Civic Center posting board and the Great Falls City website.



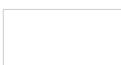
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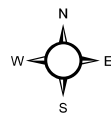
Lisa Kunz, City Clerk

(CITY SEAL)

# Ordinance 3231 Exhibit A



	City Limits
	Resolution 3231
	Parcels



Date: 7/6/2021