

RESOLUTION 10440

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A "COMMUNITY CENTER" LAND USE IN THE R-3 SINGLE-FAMILY HIGH DENSITY ZONING DISTRICT UPON A PARCEL OF LAND LEGALLY DESCRIBED AS BLOCK 15A OF THE SECOND AMENDED PLAT OF TRACT 3 OF BLOCK 14 AND BLOCK 15, BELVIEW PALISADE ADDITION TO THE CITY OF GREAT FALLS, SE 1/4 NW 1/4 SECTION 22, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA.

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WHEREAS, Foothills Community Christian School has petitioned the City of Great Falls to approve a Conditional Use Permit to allow for the establishment of a "Community center" land use upon the property legally described as Block 15A of the Second Amended Plat of Tract 3 of Block 14 and Block 15, Belview Palisade Addition to the City of Great Falls, SE 1/4 NW 1/4 Section 22, T20N, R4E, P.M.M., Cascade County, Montana (subject property); and,

WHEREAS, the subject property is presently zoned R-3 Single-family High Density, wherein a "Community center" land use is permitted upon receiving approval of a Conditional Use Permit; and,

WHEREAS, the proposed Conditional Use Permit for the establishment of a "Community center" 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 December 28, 2021, to consider said Conditional Use Permit application and, at the conclusion of said hearing, passed a motion recommending a Conditional Use Permit for a "Community center" land use be granted by the City Commission for the subject property, subject to the following conditions:

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT

- 1. Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such

proposed change would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

2. **Non-establishment:** The conditional use permit shall expire one (1) year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion.
3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. **Sign Code:** The proposed project shall be consistent with codes within *OCCGF §17.60.4.015 – Neighborhood commercial, Central business periphery, Mixed use, Public lands and institutional and Parks and open space districts* rather than *OCCGF §17.60.4.010 – Residential districts*.
5. **Pedestrian Crossing:** The applicant shall design and install a pedestrian crossing across Flood Road to the existing neighborhood to the east. These improvements shall comply with the standards of the City Land Development Code and Public Works Design Standards.
6. **General Code Compliance:** With exception to Condition of Approval #4 above, the proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
7. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.
8. **Shared Parking Agreement:** The applicant shall formalize an access and shared parking agreement with Valley Community Bible Church, which shall be filed at the Cascade County Clerk and Recorder.

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 “Community center” land use at the property legally described as Block 15A of the Second Amended Plat of Tract 3 of Block 14 and Block 15, Belview Palisade Addition to the City of Great Falls, SE 1/4 NW 1/4

Section 22, T20N, R4E, P.M.M., Cascade County, Montana, conditioned upon the owner complying with the conditions listed herein; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that, pursuant to the Official Code of the City of Great Falls (OOCGF) 17.16.36.090, the permit shall be considered a covenant that runs with the land and shall be binding on all subsequent property owners. Additionally, pursuant to OOCGF 17.16.36.100, the Conditional Use Permit shall expire two (2) year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion. If the Conditional Use is established, but ceases to operate for more than six (6) months, the Conditional Use Permit shall expire.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on February 15, 2022.

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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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Jeffrey Hindoien, City Attorney