

ORDINANCE 3248

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-2 SINGLE-FAMILY MEDIUM DENSITY TO LOT 4A, LOT 5A, AND LOT 8 OF PARK GARDEN TRACTS ADDITION LOCATED IN THE N 1/2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA.

* * * * *

WHEREAS, the property owners, Timothy and Deborah Murphy, Alexander IV and Celia Blewett, and Tom and Debra Lewis, have petitioned the City of Great Falls to annex the subject properties, consisting of ±7.489 acres, as legally described above; and,

WHEREAS, Timothy and Deborah Murphy, Alexander IV and Celia Blewett, and Tom and Debra Lewis have petitioned the City of Great Falls to assign a zoning classification of R-2 Single-family Medium Density to Lot 4A, Lot 5A, and Lot 8 of Park Garden Tracts Addition, upon annexation to the City; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on July 26, 2022, 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 subject properties legally described as Lot 4A, Lot 5A, and Lot 8 of Park Garden Tracts Addition, located in the N ½ of Section 23, T20N, R3E, P.M.M., Cascade County, Montana; and,

WHEREAS, notice of assigning said zoning classification to the subject properties was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 6th day of September, 2022, 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 Lot 4A, Lot 5A, and Lot 8 of Park Garden Tracts Addition, located in the N ½ of Section 23, T20N, R3E, P.M.M., Cascade County, Montana 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 August 16, 2022.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading September 6, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeff Hindoien, City Attorney

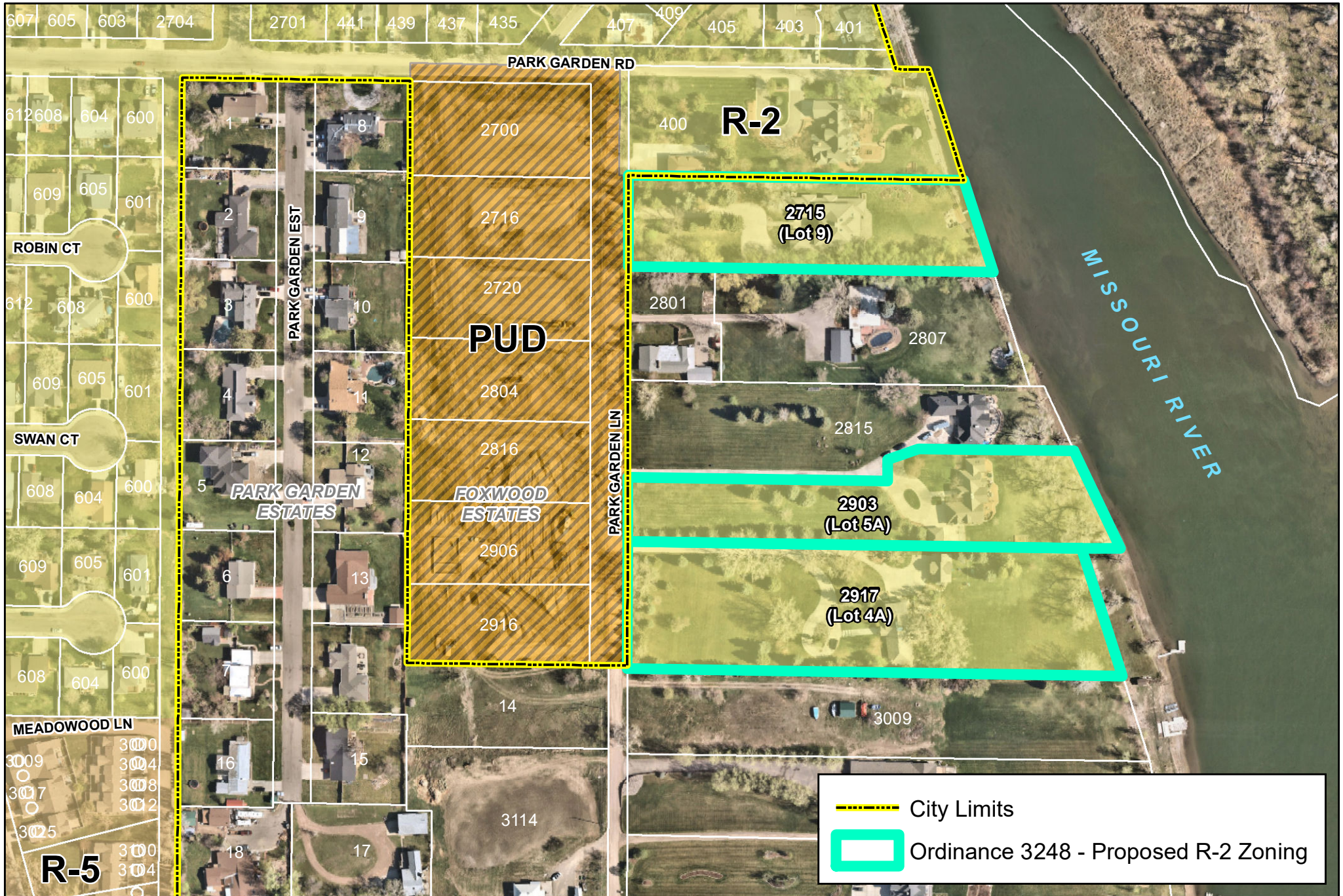
State of Montana)
County of Cascade : ss
City of Great Falls)

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 3248 on the Great Falls Civic Center posting board and the Great Falls City website.


Lisa Kunz, City Clerk

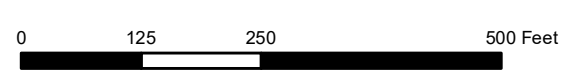
(CITY SEAL)

Ordinance 3248 - Exhibit A



 City Limits

 Ordinance 3248 - Proposed R-2 Zoning



Date: 8/23/2022

