

ORDINANCE 3253

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY HIGH DENSITY TO THE NEWLY CREATED TRACT 1, AND C-1 NEIGHBORHOOD COMMERCIAL FOR THE NEWLY CREATED TRACT 2 OF COS _____ LOCATED IN THE N 1/2 N 1/2 OF SECTIONS 8 AND 9, T20N, R4E, PMM, CASCADE COUNTY, MONTANA.

* * * * *

WHEREAS, the property owners, represented by Silver Stone Properties LLC, have petitioned the City of Great Falls to annex the subject property, consisting of ±15.67 acres, legally described as Mark 5 within the N 1/2 NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and,

WHEREAS, the property owners, represented by Silver Stone Properties LLC, have petitioned the City of Great Falls to assign a zoning classification of R-6, Multi-family High Density for the newly created Tract 1, and C-1, Neighborhood Commercial for the newly created Tract 2 in the N 1/2 N 1/2 of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana, upon annexation to the City; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 25, 2022, to consider said assignment of zoning of R-6 Multi-family High Density district and C-1 Neighborhood Commercial district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject properties for the newly created Tract 1, and C-1, Neighborhood Commercial for the newly created Tract 2 in the N 1/2 N 1/2 of Sections 8 and 9, T20N, R4E, PMM, 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 December 2022, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the assignment of R-6 and C-1 zoning on said properties 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-6 and C-1 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-6 Multi-family High Density” be assigned to the newly created Tract 1, and “C-1 Neighborhood Commercial” for the newly created Tract 2 in the N ½ N ½ of Sections 8 and 9, T20N, R4E, PMM, 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 November 16, 2022.

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

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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 3253 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

