

**ORDINANCE 3255**

**AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF M-2 MIXED-USE TRANSITIONAL TO TRACT 1 OF CERTIFICATE OF SURVEY NO. 5337 LOCATED IN THE NW1/4 OF SECTION 3, T20N, R3E, PMM, CASCADE COUNTY, MONTANA.**

\* \* \* \* \*

**WHEREAS**, the property owners, Little Shell Tribe of Chippewa Indians of Montana, have petitioned the City of Great Falls to annex the subject property, consisting of ±3.684 acres, legally described as Tract 1 of Certificate of Survey No. 5337 located in the NW1/4 of Section 3, T20N, R3E, PMM, Cascade County, Montana; and,

**WHEREAS**, the property owners, Little Shell Tribe of Chippewa Indians of Montana, have petitioned the City of Great Falls to assign a zoning classification of M-2 Mixed-use Transitional to Tract 1 of Certificate of Survey No. 5337 located in the NW1/4 of Section 3, T20N, R3E, PMM, Cascade County, Montana upon annexation to the City; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on January 10, 2023, to consider said assignment of zoning classification of M-2 Mixed-use Transitional, and at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning classification to Tract 1 of Certificate of Survey No. 5337 located in the NW1/4 of Section 3, T20N, R3E, PMM, 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 on this zoning designation would be held on the 7th day of March 2023, before final passage of said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the assignment of zoning classification of M-2 Mixed-use Transitional 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 zoning classification of M-2 Mixed-use Transitional 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 “M-2 Mixed-use Transitional” be assigned to Tract 1 of Certificate of Survey No. 5337 located in the NW1/4 of Section 3, T20N, R3E, 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 February 7, 2023.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 7, 2023.

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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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David Dennis, City Attorney

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

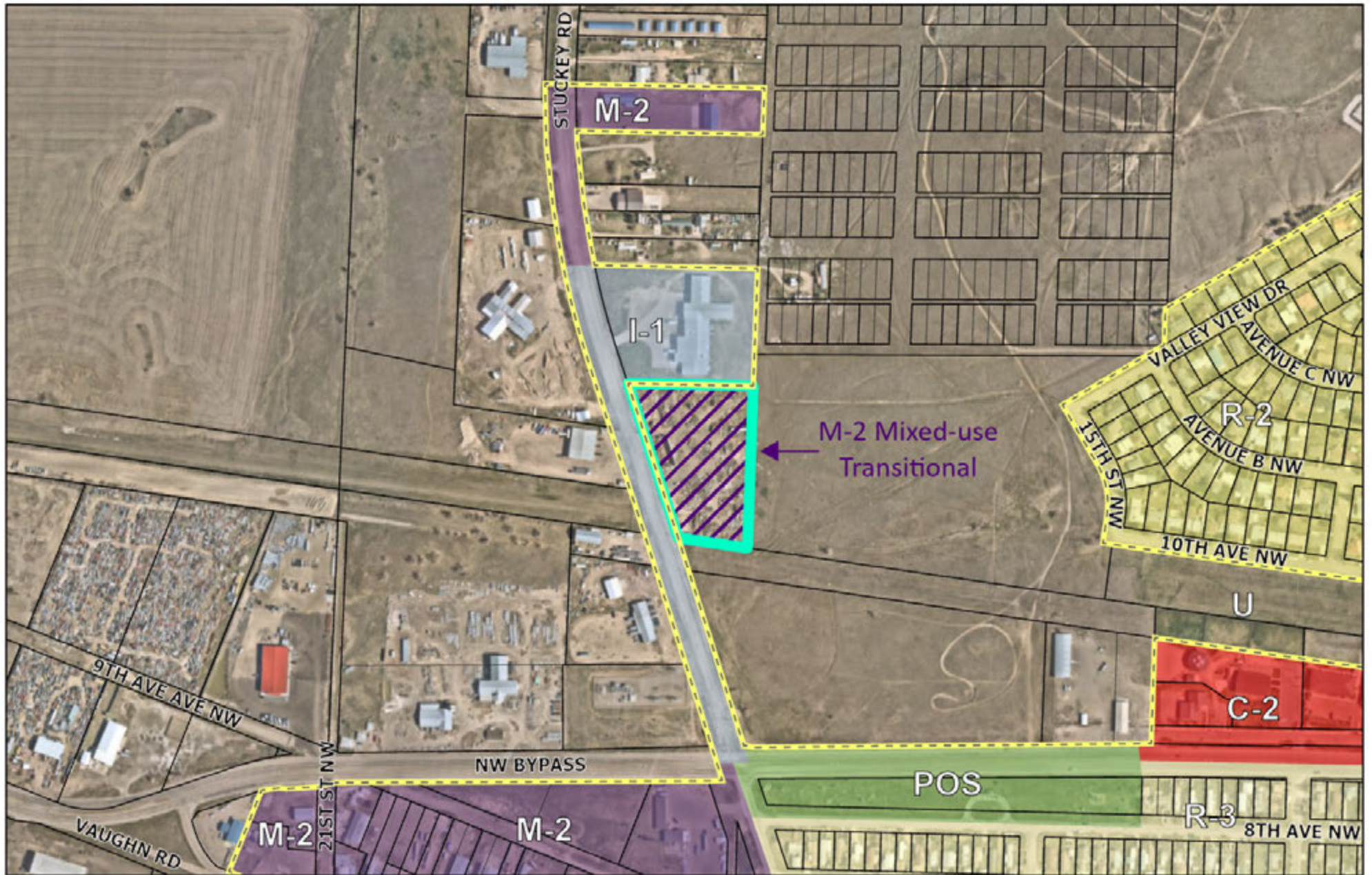
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3255 on the Great Falls Civic Center posting board and the Great Falls City website.




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Lisa Kunz, City Clerk

(CITY SEAL)

# Ordinance 3255 - Exhibit A



-  Subject Property
-  City Limit
-  Parcels

