

ORDINANCE 3258

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY, HIGH DENSITY TO THE PROPERTY LEGALLY DESCRIBED AS: TRACT 2A OF CERTIFICATE OF SURVEY 4098, LOCATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT OF WAY OF 52ND STREET NORTH AND 7TH AVENUE NORTH

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WHEREAS, the Discovery Meadows, Inc., is the owner of record and has petitioned the City of Great Falls to annex the subject property, consisting of ±6.58 acres, as legally described above; and

WHEREAS, Discovery Meadows, Inc. has petitioned the City of Great Falls to assign a zoning classification of R-6, Multi-family, High Density to the subject property, upon annexation into the City; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on January 24, 2023, to consider said zoning request and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the property legally described as Tract 2A of Certificate of Survey 4098 and the adjoining right of way of 52nd Street North from the North property line of Tract 2A to the existing City limit line to the South located in SE1/4 of Section 4, Township 20 North, Range 3 East, P.M.M., 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 before the Great Falls City Commission on this zoning designation would be held on the 21st 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 R-6 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-6 zoning assignment meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and meets the requirements of OCCGF Section 17.16.40.030.

Section 2. That the zoning classification of “R-6, Multi-family, High Density” be assigned to the property legally described as: Tract 2A of Certificate of Survey 4098 and the adjoining right of way of 52nd Street North from the North property line of Tract 2A to the existing City limit line to the South located in SE1/4 of Section 4, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana.

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 21, 2023.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 21, 2023.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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 Commission, Ordinance 3258, on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)