

**ORDINANCE 3267**

**AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-2 SINGLE-FAMILY MEDIUM DENSITY TO LOT 3, BLOCK 3 OF VILES' AND ROBINSON'S ACRE TRACTS LOCATED IN SECTION 35, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA.**

\* \* \* \* \*

**WHEREAS**, the property owner, Leigh Larson, has petitioned the City of Great Falls to annex the subject property, consisting of ±0.413 acres, as legally described above; and,

**WHEREAS**, Leigh Larson has petitioned the City of Great Falls to assign a zoning classification of R-2 Single-family Medium Density to Lot 3, Block 3, of the First Addition to Viles' and Robinson's Acre Tracts, upon annexation to the City; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on May 14, 2024 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 property legally described as Lot 3, Block 3 of the First Addition to Viles' and Robinson's Acre Tracts, Sec 35, T21N, R3E, 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 on this zoning designation would be held on the 2nd day of July, 2024, 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 3, Block 3 of the First Addition to Viles’ and Robinson’s Acre Tracts, Sec 35, T21N, 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 June 4<sup>th</sup>, 2024.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading July 2<sup>nd</sup>, 2024.

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Cory Reeves, 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 )

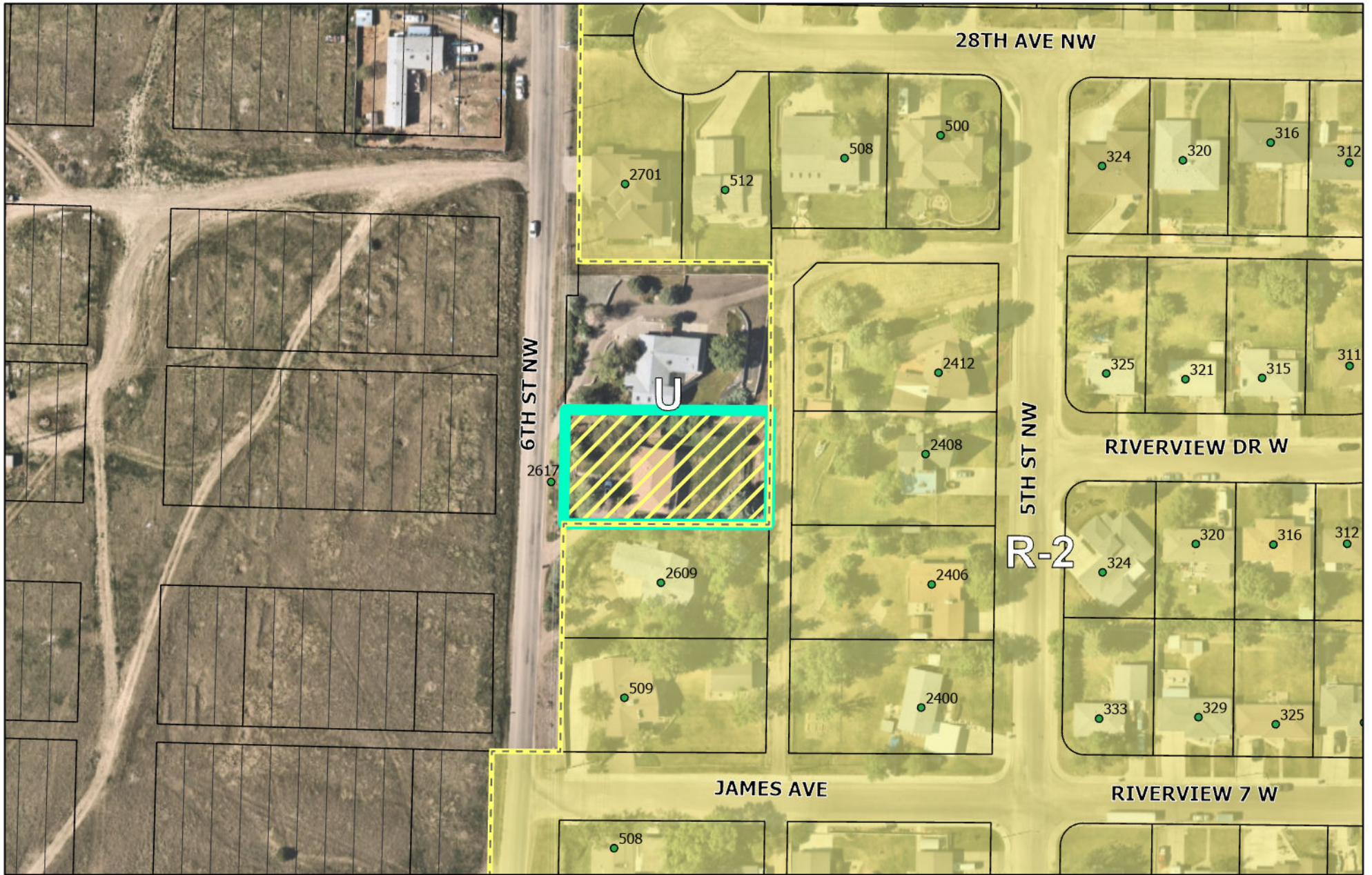
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3267 on the Great Falls Civic Center posting board and the Great Falls City website.

(CITY SEAL)

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Lisa Kunz, City Clerk

# Ordinance 3267 - Exhibit A



- City Limit
- Parcels
- Ordinance 3267 - Proposed R-2 Zoning

