

ORDINANCE 3275

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO ASSIGN A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD), SUPERCEDING AND REPLACING ORDINANCE 3074, TO THE PROPERTY LEGALLY DESCRIBED AS LOT 1A1A OF BLOCK 1, MOUNT OLIVET ADDITION, LOCATED IN THE SW 1/4 OF SECTION 17, T20N, R4E, P.M.M. CASCADE COUNTY, MONTANA.

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WHEREAS, the property owner, Benefis Health Systems, has petitioned the City of Great Falls to annex the subject property, which consists of approximately 42.91 acres, as legally described above; and,

WHEREAS, the subject property is currently assigned a zoning classification of Planned Unit Development (PUD) approved as part of Ordinance 3074, which was adopted on May 3, 2011; and,

WHEREAS, Benefis Health Systems has petitioned the City of Great Falls to assign a zoning classification of Planned Unit Development (PUD) to Lot 1A1A, Block 1 of Mount Olivet Addition, which replaces Ordinance 3074; and,

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on May 13, 2025, to consider said assignment of zoning of Planned Unit Development (PUD), 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 1A1A, Block 1, Mount Olivet Addition, Section 17, T20N, R4E, 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 1st day of July, 2025, before final passage of

said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the assignment of zoning of Planned Unit Development (PUD) for said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.29.050, 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 Planned Unit Development (PUD) zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.29.050 of the OCCGF.

Section 2. That the zoning classification of “Planned Unit Development (PUD)” be assigned to Lot 1A1A, Block 1, Mount Olivet Addition, Section 17, T20N, R4E, 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, superseding and replacing Ordinance 3071.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading June 3, 2025.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading July 1, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

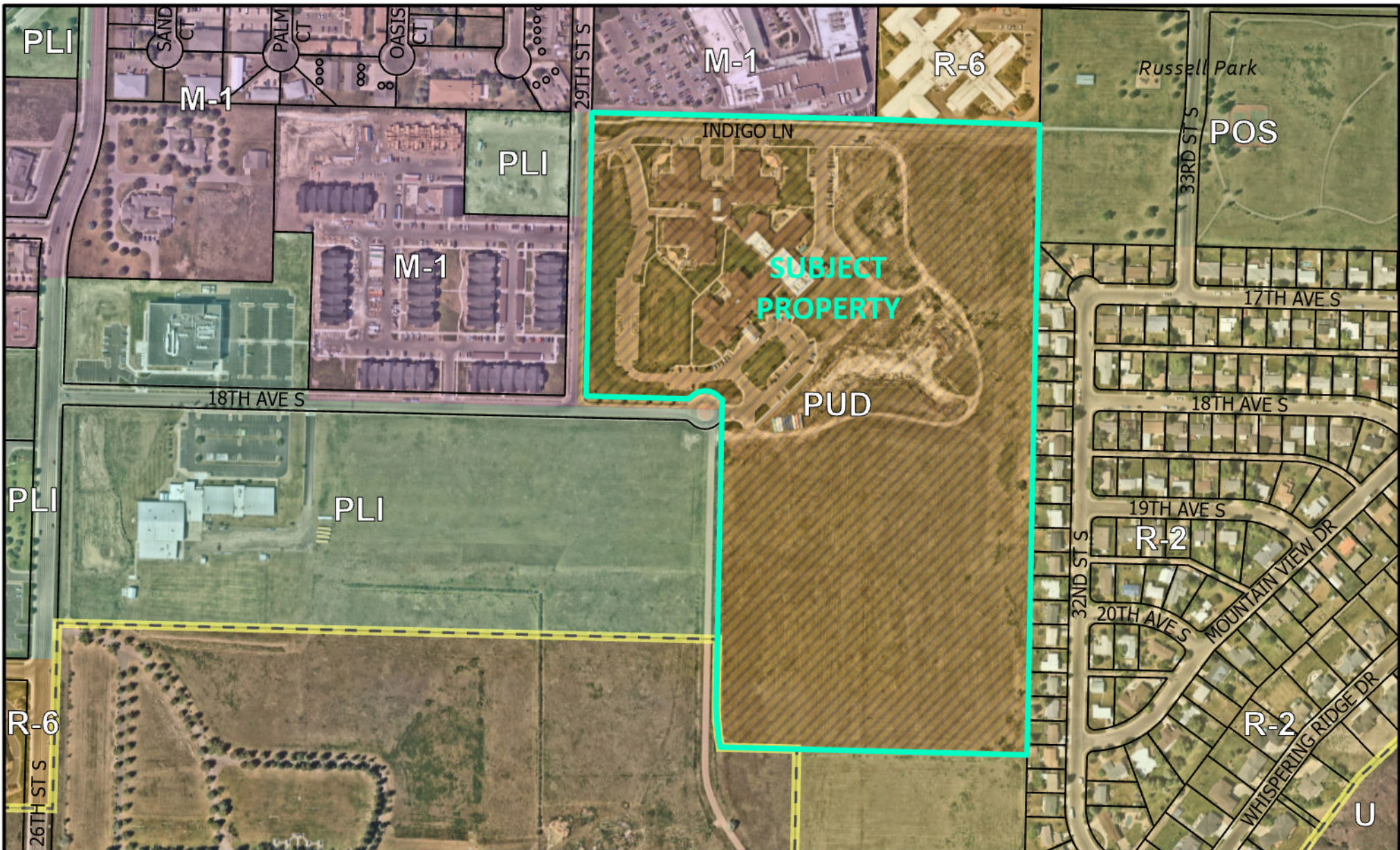
David Dennis, City Attorney

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 City Commission, Ordinance 3275 on the Great Falls Civic Center posting board and the Great Falls City website.

(CITY SEAL)

Lisa Kunz, City Clerk



Ordinance 3275 - Exhibit A

Lot 1A1A of Block 1, Mount Olivet Addition

- Subject Property
- City Limit
- Parcels



0 400 800 Feet