

ORDINANCE 3281

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO ASSIGN A ZONING CLASSIFICATION OF R-10 MOBILE HOME PARK TO THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 1 OF PORTAGE MEADOWS RANCH AND TRACT 2A OF COS 4970 LOCATED IN THE S1/2 S1/2 OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA.

* * * * *

WHEREAS, the property owner, Nine Blessings LLC, has petitioned the City of Great Falls to annex Tract 2A of COS 4970, which consists of approximately 24.35 acres, as legally described above, for the development of a manufactured home park; and,

WHEREAS, Nine Blessings LLC has petitioned the City of Great Falls to assign a zoning classification of R-10 Mobile Home Park to Lot 1, Block 1 of Portage Meadows Ranch Addition and Tract 2A of COS 4970, upon annexation to the City and zoning map amendment; and,

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on October 14, 2025, to consider said assignment of zoning of R-10 Mobile Home Park and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject property legally described as Tract 2A of COS 4970 and Lot 1, Block 1 of Portage Meadows Ranch Addition, 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 December 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 R-10 Mobile Home Park for said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.020, 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-10 Mobile Home Park zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.40.020 of the OCCGF.

Section 2. That the zoning classification of “R-10 Mobile Home Park” be assigned to Tract 2A of COS 4970 and Lot 1, Block 1 of Portage Meadows Ranch Addition, Located in the S1/2 S1/2 of Section 4, 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 4, 2025.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading December 2, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz,

City Clerk

(SEAL OF

CITY)

APPROVED FOR LEGAL CONTENT:

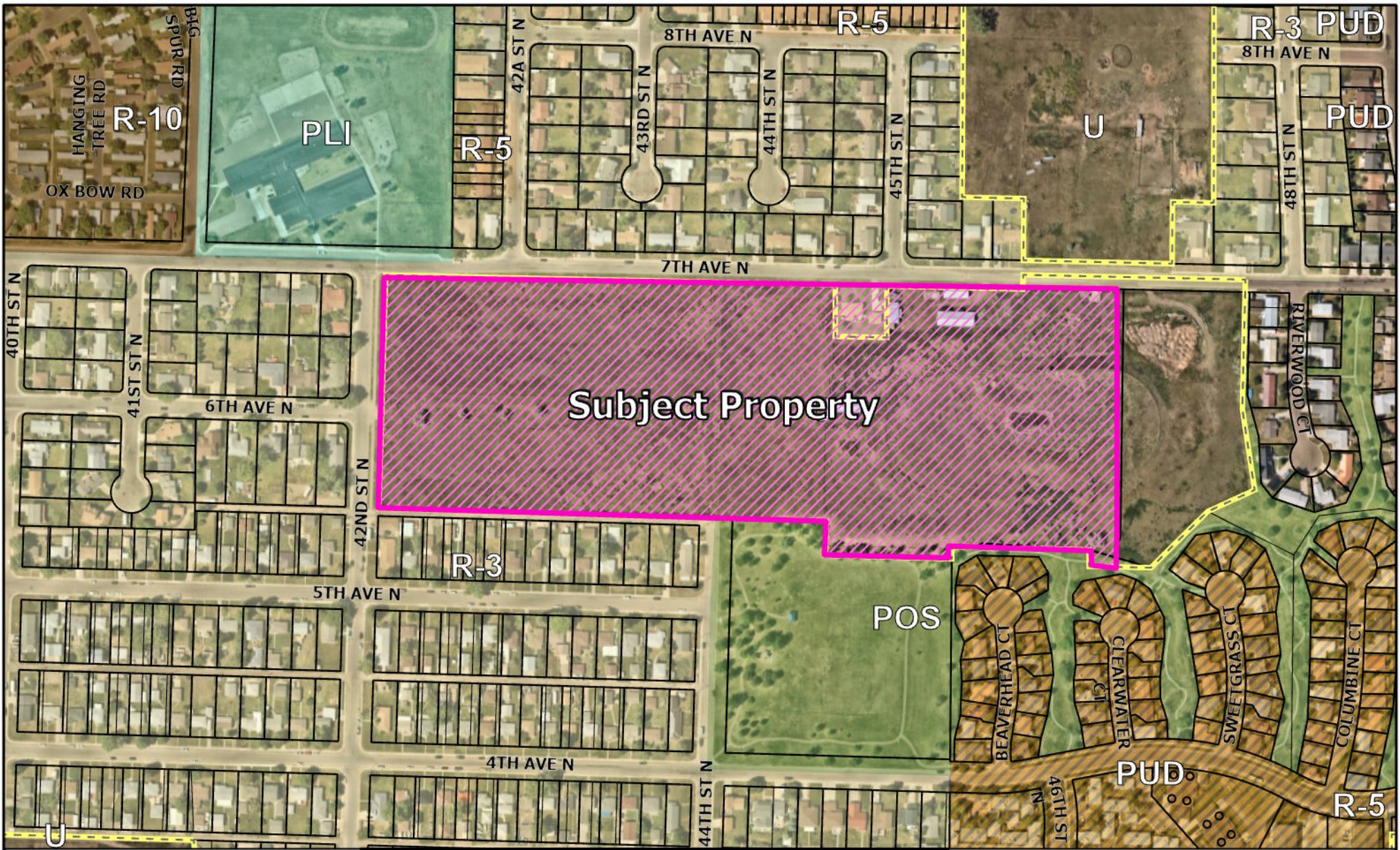
David Dennis, City Attorney

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 3281 on the Great Falls Civic Center posting board and the Great Falls City website.

(CITY SEAL)

Lisa Kunz, City Clerk



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Exhibit A

Tract 2A of COS 4970 and Lot 1, Block 1
of Portage Meadows Ranch Addition

City Streets

City Limit

Parcels

0 50 100 200 Feet

