

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the combined Great Falls Planning Advisory Board/Zoning Commission will hold a virtual public hearing on **Tuesday, March 23, 2021, at 3:00 P.M.** in the Gibson Room, Civic Center Building, Great Falls, Montana. Said hearing is to consider a request from the City of Great Falls Park and Recreation Department regarding the following:

- 1) Conditional Use Permit (CUP) to allow an “Indoor Sports and Recreation” land use associated with construction of an indoor aquatic and recreation center in a Parks and Open Space zoning district upon the property addressed as 900 29th Street South in Lions Park.

A land use of “Indoor Sports and Recreation” can be allowed in the property’s zoning district (POS) through approval of a CUP, subject to any appropriate conditions. The procedures and basis of decision for a CUP can be found within the Official Code of the City of Great Falls Title 17 Chapter 16 Article 36.

- 2) A non-administrative amended plat to aggregate the parcels located within Lions Park into two lots, including the right-of-way of the street, avenue and alleys located in the park which will be petitioned to be vacated by the City Commission as a part of this project except for a portion of 10th Alley South.

The amended plat requires review due to Montana Code Annotated (MCA) 76-3-207 (2) which states: "within a platted subdivision filed with the county clerk and recorder, a division, redesign, or rearrangement of lots that results in an increase in the number of lots or that redesigns or rearranges six or more lots must be reviewed and approved by the governing body before an amended plat may be filed with the county clerk and recorder." The basis of decision for a non-administrative plat is prepared in response to (MCA) 76-3-608 (3).

Any interested person may appear and speak for or against the requested CUP and non-administrative plat or submit in writing any comments regarding said request to the combined Great Falls Planning Advisory Board/Zoning Commission prior to or during said public hearing.

The agenda packet will be made available on the City’s website: <https://greatfallsmt.net/meetings>. The public may view or listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

Due to COVID-19 health concerns, the format of the Planning Board/Zoning Commission meeting will be held in a virtual video-conferencing environment, with the meeting location shifting to the Gibson Room within the Civic Center Building. In such case, in order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls

and the Zoning Commission will make every effort to meet the requirements of open meeting laws by use of the following process:

- Attend the virtual meeting utilizing Zoom Webinar, or participate by phone. The information and link to join the meeting to comment by phone or electronic device will be on the top of the agenda when it is posted the Thursday prior to the public hearing. Attendees must register in advance. After registering, you will receive a confirmation email containing information about joining the webinar by Zoom. If you do not have internet access you may contact the Great Falls Public Library by 5:30 PM the day of the meeting at 453-9706 and they can assist with registration.
- Attend in person. The City will be following the current directives and the Public Health Officer Orders regarding public meetings conducted by, staffed by or held in the facilities of the city. Masks will be required, social distancing will be enforced, and the total number of persons in the meeting room will be limited to a maximum of 50. Public following these directives may view and participate in the meeting from the Gibson Room. Please refrain from attending in person if you are not feeling well.
- Provide public comments in writing. Comments may be sent via email or U.S.mail. Comments may be sent via email before 1:00 PM on Tuesday, March 23, 2021, to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Due to tracking and dissemination requirements, written communication must be received by that time in order to be shared with the Planning Board and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

Zoning regulations and maps for the proposed CUP and non-administrative plat request are on file in the Planning and Community Development Department, Room 112, Civic Center, #2 Park Dr. S. If special accommodations for disabilities are needed, please call 455-8415 or (TDD 454-0495).

GREAT FALLS PLANNING BOARD/ZONING COMMISSION

/s/ Craig Raymond, Secretary

Publication Date: Sunday, March 7, 2021