

CASCADE COUNTY PLANNING BOARD

Planning Department: Report and Recommendations

Regarding: Rezone Request, Public Hearing, Scheduled for Tuesday, June 15, 2021

Subject: Cascade County Zoning Regulations (“CCZR”), Section 4 Zoning Map

Presented By: Amber Hobbs, Planner, Cascade County Planning Department

GENERAL INFORMATION					
Name of Applicant:	Archie LaFurge 1116 Adobe Drive Great Falls, MT 59404				
Subject Properties:	Section 13, Township 20 North, Range 03 East, P.M.M., Cascade County, Montana, Within the Subdivision of Highland Park Addition				
	Parcel Number	Geocode	Existing Land Use	Lot (s) & Block Number (s)	Acers
	2071700	02-3015-13-4-33-01-0000	Undeveloped	Lots 1-12 of Block 1	.999
	2072600	02-3015-13-4-31-02-0000	Residential	Lots 1-6 of Block 14	.539
	2072900	02-3015-13-4-31-01-0000	Residential	Lot 7-12 of Block 14	.539
	2073000	02-3015-13-4-29-12-0000	Residential	Lots 1-3 & part of Lot 4 of Block 15	.263
	2073100	02-3015-13-4-29-08-0000	Residential	Part of lot 4 & Lots 5-6 of Block 15	.276
	2073202	02-3015-13-4-29-07-0000	Undeveloped	Lot 12 of Block 15	.077
	2073200	02-3015-13-4-29-01-0000	Residential	Lots 7-11 of Block 15	.462
	2073400	02-3015-13-4-27-12-0000	Residential	Lots 1-6 of Block 28	.539
Existing Zoning:	Urban Residential (UR) District				
Requested Action:	Zoning Map Amendment to rezone Subject Property from Urban Residential (UR) District to the Mixed-Use (MU) District				
Purpose:	The Applicant desires to build a new commercial shop, for his existing automotive business, on property he owns within this proposed rezone.				

Surrounding Zoning and Land Uses:			
Direction	Parcel Number (s)	City of Great Falls Zoning District	Existing Land Use
North:	Parcel No. 1892930	Park Open Space (POS)/R-3 Single-family high density (R-3)	Undeveloped
	Parcel No. 1272100	R-3	Residential
East:	Parcel No. 1272200	R-3	Residential
	Parcel No. 1272300	R-3	Residential
	Parcel No. 1272400	R-3	Residential
	Parcel No. 1272500	R-3	Residential
	Parcel No. 1272600	R-3	Residential
	Parcel No. 1281900	R-3	Residential
	Parcel No. 1282000	R-3	Residential
	Parcel No. 1282010	R-3	Residential
	Parcel No. 1282100	R-3	Residential
	Parcel No. 1282200	R-3	Residential
	Parcel No. 1282300	R-3	Residential
	Parcel No. 1282500	R-3	Residential
	Parcel No. 1282600	R-3	Residential
	Parcel No. 1282700	R-3	Residential
Parcel No. 1282800	R-3	Undeveloped	
South:	Parcel No. 1074600	I-1 Light industrial (I-1)	Commercial Vehicle Repair Shop
West:	Parcel No. 0975800	POS	Public recreation/Athletic fields
	Parcel No. 0685550	POS	Public recreation/Athletic fields

SPECIAL INFORMATION

1. Archie LaFurge is petitioning to rezone 3.694 acres of property from Urban Residential (UR) District to the Mixed-Use (MU) District
2. Blocks 1, 14, 15, and Lots 1 through 6 of Block 28 within the subdivision know as the Highland Park Addition are all included in the proposed rezone.
3. Archie & Lacey LaFurge are the owners of two parcels within the proposed rezone, Parcel Nos. 2073000 and 2073100, physically addressed as 1224 19th Ave South, Great Falls, MT 59405.
4. The Applicant is rezoning the subject properties to relocate his existing automotive business to his property. The UR District does not allow for the use of a vehicle repair¹.

¹ **VEHICLE REPAIR:** "A place and/or building, or portion thereof, that is used or is intended for maintenance, service, and repair of vehicles less than 26,000 GVW; typical services include transmission repair, body work and painting, brake repair, vehicle upholstery, tire shop, engine repair and overhauls, and similar activities."

5. The Mixed-Use (MU) Zoning District allows the use of vehicle repair as a use permitted upon issuance of a Special Use Permit. See CCZR §7.5.11 (31).
6. Based on the application materials, the Applicants automotive business offers automotive cosmetic repair and accessory installation services.
7. Notice of the Public Hearing was mailed to surrounding property owners and owners within the proposed rezone on June 3, 2021, via certified mail.
8. Legal Ads of the Planning Board's Public Hearing were published in the Great Falls Tribune on June 6, 2021 & June 13, 2021.
9. Notices were posted on June 10, 2021, in at least five (5) public places within the MU District.
10. The proposed rezone is within one (1) mile of the City of Great Falls. Notice was sent to the City of Great Falls Planning Department on June 7, 2021.
11. The Subject Property is located in the Military Overlay District, MOD-F (Outer Horizontal Surface), for Malmstrom Air Force Base. No structure in the MOD-F zone can be greater than 500 feet in height based on the elevation of the helicopter runway at Malmstrom (3,526 feet).

ZONING ANALYSIS

Pursuant to MCA § 76-2-203, the following criteria and guidelines must be considered in conjunction with all rezoning proposals:

Criteria 1: The rezoning is made in accordance with the five (5) listed goals in the Growth Policy.

The 2014 Cascade County Growth Policy (CCGP) contains five (5) goals which the policy defines as a direction of the Growth Policy. Each Goal also includes a subset of Objectives which the Growth Policy defines as a more narrowly defined and concrete expression of community intent. The five (5) goals and their related objectives are:

Goal 1: Sustain and strengthen the economic well-being of Cascade County citizens.

Objectives:

- A.** Stimulate the retention of existing businesses and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.

Applicant: The owner of the subject property is seeking to rezone his property in order to allow him to be compliant with zoning regulations and construct a shop and relocate an existing business to a new location. The rezoning of this property, if granted, will be a benefit to the existing business by allowing expansion. Other local businesses are anticipated to benefit as well with the additional materials and services required by the expanded business.

Staff: The Applicants intent for relocating his existing automotive business to his property within this proposed rezone will stimulate the retention and expansion of an existing business in Cascade County. Rezoning the Subject Properties to the MU District will create more business opportunities for this area.

- B.** Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

Applicant: The nature of the existing business is primarily for automotive cosmetics and accessories, so there are limited natural resources that can be utilized. Currently, the taxable value of the property is \$1,593.82 per year. Comparing that to a business similar in size and service located a block south is \$4,732.41, so it is likely the taxable value will increase if the zone change is granted and a new shop constructed.

Staff: If the rezone is granted, the proposed new business and possible future businesses would have a positive impact on the County's tax base. The application material does not propose the use of natural resources.

- C.** Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunication, and youth/social services.

Applicant: The rezoning of this property will allow for the expansion and growth of an already established local business that serves and utilizes the services of other local businesses. The expansion and operations of the business would result in the need of many different services in the area supporting local business and potentially allowing other local businesses to grow.

Staff: There is more business opportunity in the MU District than in the UR District. Directly South of the Subject Properties is the City's light industrial (I-1) District which includes commercial uses and an existing vehicle repair shop. No negative impact is anticipated to businesses in the manufacturing/heavy industry, telecommunication, and youth/social services as a result of this rezone proposal.

D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

Applicant: If a rezone is granted, it would allow the property owner to remove the old, dilapidated and unsightly structures that currently exist on the property and construct a new facility for the automotive business. There will likely be no direct impact on cultural resources or tourism, but the improvements will aesthetically improve the area.

Staff: The Planning Department does not anticipate an effect on cultural resources or tourism as a result of this proposed rezone.

E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

Applicant: The owner of the subject property in which a zone change is being requested is an entrepreneur having started his business (Mars of Great Falls) in December of 2012. Currently, the business rents space to operate the business. Space is limited, thereby limiting growth and expansion. The requested re-zone would allow the owner to construct a new facility in which the business has the ability to expand and employ more individuals. The business currently depends on other local businesses for materials and services. The future expansion of the business will only increase the reliance on other local businesses and services.

Staff: The proposed business will foster and stimulate well-planned entrepreneurship among the county's citizenry. The opportunity for business is also greater when zoned MU verses UR.

F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chambers of commerce, development organizations and business roundtable organizations.

Applicant: The rezoning of this property would allow for the opportunity to further engage with local business organizations. The property owner is a supporter of local business and the rezoning of this property would allow for the relocation and expansion of a local business.

Staff: The proposed rezone is anticipated to have a positive impact on the local business environment.

G. Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.

Applicant: The development of this property, which requires a zone change to allow for a newly constructed shop, would allow for the expansion of an existing local business to offer a variety of services and products to customers across the County and throughout the region.

Staff: The Applicant's business and the proposed rezone would have a positive impact on local shopping within Cascade County.

H. Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.

Applicant: The property owners business requires the engagement and demand of multiple businesses both locally and across the region. Rezoning and allowing the further development of this property would provide for the continuation of support for these businesses as well as the potential to create new business relationships in the region.

Staff: A vehicle repair shop is a value-added business to other surrounding businesses by way of ordering parts or working on the vehicles of other County businesses. Re-zoning the other properties within the subject area will give other owners the opportunity to establish value-added businesses within Cascade County.

I. Encourage the growth of the agricultural economy.

Applicant: The subject property for rezone is in the County and near the City of Great Falls with residential on the east side of 13th Street South and business/residential on the west side of 13th Street South. Athletic fields are to the west of the subject property, so the construction and development of the business would not directly promote agricultural business. The proposed development is not anticipated to affect the agricultural economy positively or negatively.

Staff: This proposed rezone is not anticipated to have a negative impact on the agricultural economy.

- J. Stimulate the growth of the economy by encouraging the use of alternative methods of energy production, including wind energy.

Applicant: The rezoning of the subject property would allow for the construction of a new automotive cosmetic and accessory type shop. The construction of the new shop is not anticipated to adversely impact alternative energy production within the County.

Staff: The use of alternative methods of energy production, including wind energy, was not included in the application material for this proposed rezone. Therefore, no impact is anticipated.

Goal 2: Protect and maintain Cascade County’s rural character and the community’s historic relationship with natural resource development.

Objectives:

- A. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests.

Applicant: The proposed zone change and associated improvements is not located in an agricultural or wooded area, therefore there are not any negative impacts anticipated to affect forests or agricultural lands.

Staff: The proposed rezone is not located near land used for agricultural purposes. No impact on agriculture or forestry land is anticipated.

- B. Preserve Cascade County’s scenic beauty and conserve its forests, rangelands and streams, with their abundant wildlife and good fisheries.

Applicant: The subject property is in close proximity to residential as well as business type zoned properties. There are other businesses in

the area and the re-zone, if granted will allow the owner to remove dilapidated buildings and construct a new shop. The rezone is not near agricultural land, forests, or streams and therefore will not have any adverse impacts to wildlife and fisheries.

Staff: The Subject Properties are surrounded by the City of Great Falls and are not located near forests, rangelands or streams. A negative impact on Cascade County's scenic beauty is not anticipated.

C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.

Applicant: The rezoning of this property would allow for the construction of a new business in an area of mixed use, where there are both business and residential type properties. The property is located within the County and is adjacent to the City of Great Falls.

Staff: This proposal is located in an area adjacent to developed parcels within Cascade County and the City of Great Falls. This proposal will preserve Cascade County's open space while encouraging new development to locate near existing towns.

D. Assure clean air, clean water, a healthful environment and good community appearance.

Applicant: The proposed development is anticipated to reduce wastewater flows to the subsurface wastewater treatment system by two thirds changing from a single family residence to a business. An oil water separator and lined pond is planned to collect and retain any water reaching floor drains within the shop to prevent any unintended shop floor oils or waste to enter the groundwater. Also, the new facility will be aesthetically pleasing with new construction and landscaping.

Staff: The Applicant will be required to work with the City-County Health Department and other environmental agencies to comply with water and wastewater requirements for the automotive business. Landscaping is a requirement within the MU District to promote a good community appearance.

E. Support the development of natural resources including but not limited to timber, mining, oil, and gas production, and renewable energy production.

Applicant: The zone change and subsequent development will not have any adverse impacts on natural resource development.

Staff: This rezone proposal and the proposed automotive business is not anticipated to have an impact on the development of natural resources.

F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfields processes.

Applicant: The subject property is not within any known superfund/brownfield area.

Staff: According to the Environmental Protection Agency's website² the Subject Property is not a site that is undergoing Superfund and Brownfields processes.

Goal 3: Maintain agricultural economy

Objectives:

A. Protect the most productive soil types.

Applicant: According to <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> the area is not located within an area of prime or unique farmland.

Staff: According to the United States Department of Agriculture (USDA) Natural Resources Conservation Services Web Soil Survey³ the soil located on this property is not prime farmland.

B. Continue to protect soils against erosion.

Applicant: A grading and drainage plan has been developed. Surfacing will consist of gravel, plant mix asphalt, and concrete. Proper erosion control BMP's will be implemented during construction. Once the site is complete, erosion is not anticipated to be an issue.

Staff: The Planning Department does not anticipate a negative effect on erosion.

² [Cleanups in My Community | Cleaning Up Our Land, Water and Air | US EPA](#)
[Search for Superfund Sites Where You Live | Superfund | US EPA](#)
<https://www.epa.gov/cleanups/cleanups-my-community>

³ [Web Soil Survey \(usda.gov\) https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx](https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx)

C. Protect the floodplain from non-agricultural development.

Applicant: Per current flood insurance rate maps, the property is not located within or near a regulatory floodway/floodplain.

Staff: The subject properties are not located in a regulated floodplain.

D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

Applicant: The land in which a rezone is being sought is not located in close proximity to any agricultural land. If the rezone is granted and the new shop constructed, area products will be utilized to as much extent as possible.

Staff: The intent of the proposed rezone is not for agricultural purposes and will not directly impact the agricultural industry.

Goal 4: Retain the presence of the U.S. Military in Cascade County

Objectives:

A. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.

Applicant: The rezoning of the subject parcel is not anticipated to have any impact on military activity. The business does and will continue to provide services to military personnel.

B. Promote the location of additional military missions in Cascade County.

Applicant: Military missions are not applicable to the subject property.

C. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.

Applicant: The subject property is distant from MAFB runway, therefore will not be counterproductive to the reactivation of the runway at MAFB.

D. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.

Applicant: The subject property is distant from MAFB, therefore will not interfere or affect anything in the joint use land use study.

1. **Staff:** The proposed rezone is located in the Military Overlay District, MOD-F (Outer Horizontal Surface), for Malmstrom Air Force Base. No impact on the presence of the U.S. Military in Cascade County is anticipated from this proposed rezone.

Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.

Objectives:

A. Maintain Cascade County's citizen's independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.

Applicant: The rezoning of this property would allow for the landowner to further develop his established business to better serve our local community and other businesses.

Staff: The proposed rezone will not impact Cascade County's citizen's independent lifestyle and would give the property owners within this rezone more opportunities for development.

B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.

Applicant: The business owner is committed to construct his shop to be in harmony with the area. There are no known historical sites in the area, so the zone change and subsequent development will have no adverse impacts on natural or cultural resources or archaeological sites.

Staff: The Applicant is committed to maintaining their property. The Subject Property is not known to be a cultural/historic or archaeological site.

C. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.

Applicant: The subject property is within an already developed area. There are athletic fields to the west, 13th Street South to the east and residences to the north and south, so there is no wild land/urban

interface. Development in the area is not dense so fire hazards are anticipated to be minimal.

Staff: Based on the Community Fire Plan Wildland-Urban Interface Cascade County and Dearborn FSA Map the subject property is located in the Wildland Urban Interface area and is categorized as a low-risk area. This property is within the City of Great Falls Fire Rescue Station 1 District.

D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

Applicant: The rezone, if granted, and subsequent development is not anticipated to have any impacts (positive or negative) on the continuation of the development of educational programs, recreational opportunities, and/or health services.

Staff: A negative impact on educational development, health services, or recreational opportunities from the proposed rezone is not anticipated.

Criteria #2: Whether the zoning regulations have been designed to secure safety from fire and other dangers.

Applicant: The rezoning of this property will not pose any risk to fire safety or other dangers. If anything, the construction of new structure and the removal of old run down structures will mitigate existing potential fire dangers.

Staff: The zoning change from UR to MU should not have a negative impact on safety from fire or other dangers. Any new construction will require a Location/Conformance Permit to ensure yard setbacks, landscaping and parking requirements are satisfied.

Criteria #3: Whether the zoning regulations have been designed to promote public health, public safety, and general welfare.

Applicant: The rezoning of the property and subject development is not anticipated to have any negative affect on public health, safety or the general welfare. All necessary inspections will be performed and all safety and building codes met. There will be various types of security systems in place, such as security fences and cameras, that would help protect neighboring properties as well.

Staff: Rezoning the Subject Properties to MU will not positively or negatively impact public health, safety, or general welfare.

Criteria #4: Whether the zoning regulations have been designed to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.

Applicant: The rezoning of the subject property and development will have adequate facilities for transportation as the property is served by 13th Street South and has existing curb cuts. A septic permit has already been obtained from the Cascade County Health Department for the changed use from residential to a business. The overall development is not anticipated to have any adverse impacts on schools, parks, or other public facilities.

Staff: The proposed rezone will not positively or negatively affect public requirements. Any development that occurs or will occur in this area will need to obtain any required water or wastewater permits.

Criteria #5: Whether the zoning regulations have been designed to provide adequate light and air.

Applicant: The rezoning of this property would not have a negative impact on these provisions as the business to occupy the property is not of the nature to pollute the air nor does it affect light.

Staff: The proposed rezone will not have a negative impact on adequate light and air. The only change to yard setbacks for the MU District is from the front property line which will be decreased by five (5) feet compared to the front yard setbacks in the UR District.

Criteria #6: Whether the zoning regulations have been designed to address effects on motorized and non-motorized transportation systems.

Applicant: The rezoning of this property would have a very minimal impact on motorized transportation systems. The property already has established roadways and sidewalks. A slight increase in traffic in the area could result from the addition of a business on the property.

Staff: If the proposed rezone is granted, an increase in traffic is anticipated for the proposed business and any future commercial businesses permitted in the MU District. Physical access for the Subject Properties is located from 13th Street South, a Montana Department of Transportation (MDT) Urban route⁴.

Criteria #7: Whether the zoning regulations have been designed to be compatible with urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities.

⁴ MDT Spatial Data Map:
<https://mdt.maps.arcgis.com/home/webmap/viewer.html?webmap=1eab4f286f61456b87fa28dc42e49e8f>

Applicant: The rezoning of this property would be in harmony with the surrounding area as there are other local businesses nearby (1 block to the south) in the area that this rezone is being requested.

Staff: Located to the South of the Subject Properties are parcels zoned as I-1 (City), to the East are parcels zoned as R-3 (City), and to the North and West are parcels zoned as POS (City). Having this area rezoned to MU would be complementary to the surrounding residential, commercial, and public uses and would be compatible urban growth.

Criteria #8: Whether the zoning regulations have been made with reasonable consideration to the district’s peculiar suitability for particular uses.

Applicant: The property to be rezoned is in just beyond the City of Great Falls limits and is in an area that includes both residential and commercial type uses. The rezoning of this property would not be out of place, inconsiderate, or inappropriate for this area of town.

Staff: This would not be considered “spot zoning” and is adjacent to City Zoning Districts that contain residential, commercial, and public uses. When considering the *Little vs. Board of County Commissioners* test, the first factor to consider is if “the proposed use is significantly different from the prevailing use in the area”. If the proposed rezone is granted, the MU District will not be significantly different from the prevailing residential, commercial, and public uses that surround it. The MU District permits uses that are allowed in the County’s Rural Residential (RR-5) District, and Suburban Residential 1 (SR-1) & 2 (SR-2) Districts as well as limited commercial uses.

The second consideration is “the area in which the requested use is to apply is rather small from the perspective of concern with the number of separate landowners benefited from the proposed change”. The proposed rezone area is a total of 3.694 acres and there are 10 landowners that could possibly benefit from this proposed zone change.

Finally, while the impetus of the rezone is to benefit one landowner, the rezone will affect other properties subject to the rezone. The rezone will also benefit all landowners within the Subject Properties by giving them more development options other than residential uses. Since the adjacent properties that surround the proposed rezone area are all within the City of Great Falls and several properties will be rezoned, this is not a spot zone scenario.

Criteria #9: Whether the zoning regulations have been made with a view to conserving the value of buildings and land.

Applicant: Rezoning the property would only add value to the area, and potentially promote growth. The construction of a new shop and the removal

of old run down structures will improve the overall aesthetics of the area and potentially increase are property values.

Staff: Based on the application material, this proposed zone change has been made with a view to conserving the value of buildings and land.

Criteria #10: Must, as nearly as possible, be made compatible with the zoning ordinances of nearby municipalities.

Applicant: The proposed rezone is in an area surrounded by the City of Great Falls and is considered an unincorporated enclave. The adjacent properties and the subject property are currently zoned Urban Residential – Cascade County. City of Great Falls zoning in the surrounding areas has I-1 (Light Industrial) to the south, POS (Parks/ Open Space) to the west, R-3 (Single Family Residential) to the east and C-2 (General Commercial) to the north.

Staff: Rezoning the Subject Properties to the MU District is highly compatible with the surrounding commercial, residential, and public uses. The MU Districts allows uses that would fall in all three of those categories.

CONCLUSION

The Cascade County Zoning Regulations state that the MU District “*is intended to provide for higher-density residential development with residential services and limited commercial uses operating at a small scale.*”⁵ This zoning change request is for a contiguous number of parcels located in Cascade County and surrounded by other parcels located within the City of Great Falls. The Applicant’s request to rezone the Subject Properties to the MU District is compatible and consistent with the surrounding residential, commercial, and public uses in this area.

RECOMMENDATIONS

Two recommendations have been provided for your consideration:

Recommendation One:

“I move that the Planning Board recommend to the County Commission, after consideration of the Staff Report, supporting materials, public testimony and written comments, that the map amendment requested by Archie Lefurge to rezone the Subject Properties known as:

Parcel No. 2071700 Geocode: 02-3015-13-4-33-01-0000

Parcel No. 2072600 Geocode: 02-3015-13-4-31-02-0000

⁵ CCZR § 7.5.1.

Parcel No. 2072900 Geocode: 02-3015-13-4-31-01-0000
Parcel No. 2073000 Geocode: 02-3015-13-4-29-12-0000
Parcel No. 2073100 Geocode: 02-3015-13-4-29-08-0000
Parcel No. 2073202 Geocode: 02-3015-13-4-29-07-0000
Parcel No. 2073200 Geocode: 02-3015-13-4-29-01-0000
Parcel No. 2073400 Geocode: 02-3015-13-4-27-12-0000

located in Section 13, Township 20 North, Range 03 East, P.M.M., Cascade County, Montana, Urban Residential District to the Mixed-Use District be **denied.**”

OR:

Recommendation Two:

“I move that the Planning Board recommend to the County Commission, after consideration of the Staff Report, supporting materials, public testimony and written comments, that the map amendment requested by Archie Lefurge to rezone the Subject Properties known as:

Parcel No. 2071700 Geocode: 02-3015-13-4-33-01-0000
Parcel No. 2072600 Geocode: 02-3015-13-4-31-02-0000
Parcel No. 2072900 Geocode: 02-3015-13-4-31-01-0000
Parcel No. 2073000 Geocode: 02-3015-13-4-29-12-0000
Parcel No. 2073100 Geocode: 02-3015-13-4-29-08-0000
Parcel No. 2073202 Geocode: 02-3015-13-4-29-07-0000
Parcel No. 2073200 Geocode: 02-3015-13-4-29-01-0000
Parcel No. 2073400 Geocode: 02-3015-13-4-27-12-0000

located in Section 13, Township 20 North, Range 03 East, P.M.M., Cascade County, Montana, Urban Residential District to the Mixed-Use District be **approved.**”

Attachments:

- 1) Rezone application
- 2) Map showing parcels to be rezoned
- 3) Revised Plat of Highland Park
- 4) Applicable CCZR Sections