



**Item:** Resolution 9771, Intent to Annex and Ordinance 3013 to Assign City Zoning to Parcel Mark No's 6 & 8, International Airport

**From:** Bill Walters, Senior Planner

**Initiated By:** Great Falls International Airport Authority

**Presented By:** Benjamin Rangel, Planning Director

**Action Requested:** City Commission adopt Resolution 9771 and accept Ordinance 3013 on first reading and set a public hearing for September 2, 2008.

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**Suggested Motion:** (Each motion to be separately considered)

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 9771.”

and;

“I move that the City Commission (accept/deny) Ordinance 3013 on first reading and set a public hearing for September 2, 2008.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

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**Planning Board and Zoning Commission Recommendation:** The Planning Board has recommended the City Commission approve the annexation of subject Parcel Mark No's 6 and 8 at the International Airport and the abutting segments of County road right-of-way. The City Zoning Commission has recommended the City Commission assign a City zoning classification of GFIA Great Falls International Airport district upon subject Parcel Mark No's 6 & 8 requested to be annexed to the City.

**Background:** The Great Falls International Airport Authority has submitted applications regarding the following:

- 1) Annexation to the City of Great Falls of 2.5 acres contained in Parcel Mark No. 6 in the SE1/4SE1/4 of Section 9, Township 20 North, Range 3 East, and 94.4 acres contained in Parcel Mark No. 8, in the NW1/4 and the N1/2SW1/4 of Section 20, Township 20 North, Range 3 East, Cascade County, Montana.
- 2) Establishing a City zoning classification of GFIA Great Falls International Airport district on subject two parcels upon annexation to the City.

Subject Parcel Mark No. 6 is located between the northeast end of the main runway and Sun River Road and Parcel Mark No. 8 is located between the main runway and Airport Bench Road.

Attached is a Vicinity/Zoning Map and attached to Resolution 9771 are Exhibits "A" and "B", separate vicinity/zoning maps for each of the two parcels requested to be annexed.

The Airport Authority desires to have all of its property incorporated into the City in anticipation of establishing, in concert with the Great Falls City Commission, a Tax Increment Financing Industrial District encompassing the Airport. The majority of the Airport property was annexed in 1994-95.

Annexation of Parcel Mark No. 6 will also necessitate annexation of an approximate 1000 foot segment of Sun River Road and annexation of Parcel Mark No. 8 will also necessitate annexation of an approximate 850 foot segment of Airport Bench Road.

Parcel Mark No. 6 is presently zoned in the County as "R-1" Suburban Residential District and Parcel Mark No 8 is presently zoned "A" Agricultural District. It is proposed both Parcel Mark No's 6 & 8 be zoned GFIA Great Falls International Airport district upon annexation to the City. Section 76-2-304 Montana Code Annotated lists criteria and guidelines which must be considered in conjunction with municipal zoning regulations:

- a) is designed in accordance with the comprehensive plan;
- b) is designed to lessen congestion in the streets;
- c) will secure safety from fire, panic or other dangers;
- d) will promote health and the general welfare;
- e) will provide adequate light and air;
- f) will prevent overcrowding of land;
- g) will avoid undue concentration of population;
- h) will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- i) gives reasonable consideration to the character of the district;
- j) gives reasonable consideration to the peculiar suitability of the property for particular uses;
- k) will conserve the value of buildings; and
- l) will encourage the most appropriate use of land throughout the municipality.

Parcel Mark No's 6 & 8 are undeveloped vacant tracts of land which were acquired by the Airport Authority to primarily enhance the buffer around the Airport and secure control of the potential land use of the parcels.

The proposed GFIA Great Falls International Airport zoning classification is consistent with that assigned to the balance of the Airport property. Therefore, staff concludes the above-cited criteria are substantially met.

The Planning Board/Zoning Commission conducted a public hearing on the annexation and zoning assignment for subject Parcel Mark No's 6 and 8 on July 8, 2008. The only citizen who spoke during the Public Hearing was Cynthia Schultz, Airport Director. At the conclusion of the

public hearing, the Planning Board passed a motion recommending the City Commission approve the annexation of subject Parcel Mark No's 6 and 8 at the International Airport and the abutting segments of County road right-of-way and the City Zoning Commission passed a motion recommending the City Commission assign a City zoning classification of GFIA Great Falls International Airport district upon subject Parcel Mark No's 6 & 8 requested to be annexed to the City.

**Concurrences:** Other City Departments including Public Works, Community Development and Fire have been consulted regarding the annexation.

**Fiscal Impact:** Services for the vacant Parcel Mark No's 6 and 8 should be minimal or nonexistent and therefore should not result in any fiscal impact to the City. The annexation will cause the City to assume responsibility for maintenance of an additional 1850 feet of rural roadway.

**Alternatives:** The City Commission could deny Resolution 9771 and acceptance of Ordinance 3013 on first reading and not set the public hearing. However, such action would deny the Airport Authority due process and consideration of a public hearing, as provided for in City Code and State Statute.

**Attachments/Exhibits:**

Resolution 9771

Ordinance 3013

Vicinity/Zoning Map

Cc: Jim Rearden, Public Works Director  
Dave Dobbs, City Engineer  
Mike Rattray, Community Development Director  
Cynthia Schultz, Airport Director  
Kathy Harris, Stelling Engineers, Inc.