



**Item:** Ordinance 3014 to change the title of the Airport zoning classification from GFIA Great Falls International Airport to AI Airport Industrial District

**From:** Bill Walters, Senior Planner

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

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

**Action Requested:** City Commission vacate public hearing on Ordinance 3014 scheduled for September 2, 2008 and reschedule for September 16, 2008.

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**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission vacate the public hearing on Ordinance 3014 scheduled for September 2, 2008 and reschedule the public hearing for September 16, 2008.”

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

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**City Zoning Commission Recommendation:** The City Zoning Commission has recommended the City Commission approve the request to amend Section 17.20.2.040.A.18 of the City of Great Falls Land Development Code by changing the title of the zoning classification currently assigned to the Great Falls International Airport from “GFIA Great Falls International Airport” district to “AI Airport Industrial” district.

**Background:** The City Commission during a meeting held August 5, 2008, accepted Ordinance 3014 on first reading and set a public hearing for September 2, 2008. Publication of the Notice required in conjunction with the hearing did not occur. Therefore, it is necessary to reschedule the hearing on Ordinance 3014 to September 16, 2008. The Notice for this revised hearing date will be published August 31, 2008.

The Great Falls International Airport Authority has requested Section 17.20.2.040.A.18 of the City of Great Falls Land Development Code be amended by changing the title of the zoning classification currently assigned to the Great Falls International Airport from “GFIA Great Falls International Airport” district to “AI Airport Industrial” district.

The proposed amendment is a prerequisite in conjunction with the efforts of the Great Falls International Airport Authority, in concert with the Great Falls City Commission, to establish a Tax Increment Financing Industrial District encompassing the Great Falls International Airport. No other changes are being proposed to the zoning regulations pertaining to the Great Falls International Airport including changes to allowable uses or zoning standards. The current zoning classification of GFIA Great Falls International Airport only applies to the International Airport and not to any other properties in the City.

**Concurrences:** All agencies affected by the zoning district title change, including the Airport Authority, City Zoning Commission and City Commission, have been directly involved with Ordinance 3014.

**Fiscal Impact:** Changing the title of the zoning classification assigned to International Airport should not result in any fiscal impact to the City.

**Alternatives:** The City Commission could decide not to reschedule the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.

**Attachments/Exhibits:**

Ordinance 3014

Vicinity/Zoning Map

Cc: Cynthia Schultz, Airport Director  
Kathy Harris, Stelling Engineers, Inc.